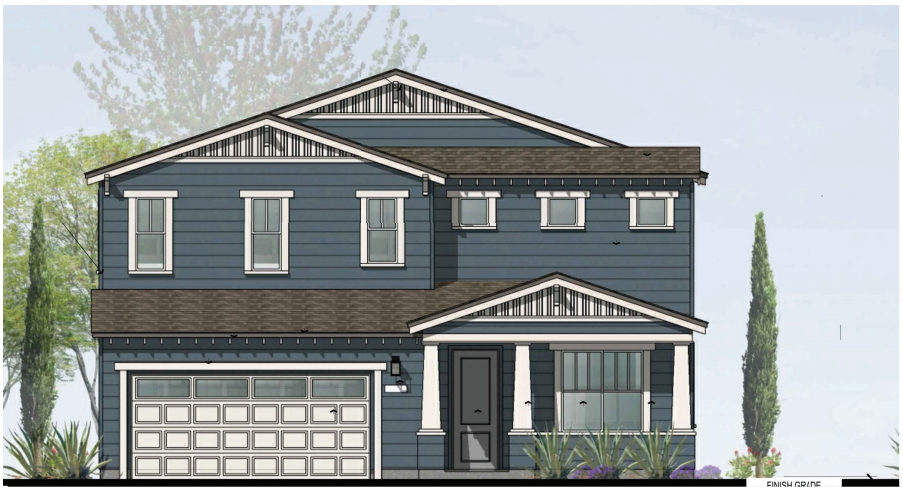
# Draft Environmental Impact Report
SCH No. 2024090808








# Wineville Development Project

Master Application MA 22248
City of Jurupa Valley, California

**Lead Agency**
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

Draft Environmental Impact Report
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# WINEVILLE DEVELOPMENT PROJECT

Master Application MA 22248
City of Jurupa valley, California

**Lead Agency**
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509

**Project Applicant**
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

**Lead Agency Discretionary permits**
General Plan Amendment No. 22006
Change of Zone No. 22006
Tentative Tract Map No. 38541
Site Development Permit No. 22072

June 2025

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# 1.0 Executive Summary

## 1.1 Introduction

As stated by California Environmental Quality Act (CEQA) Guidelines §15002, the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities involving discretionary government actions (including the approval of development projects);
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

An Environmental Impact Report (EIR) is an informational document prepared in compliance with CEQA that informs government decision-makers and the public in general about potentially significant environmental impacts that could result from a project. This EIR represents the independent judgment of the City of Jurupa Valley (as the CEQA Lead Agency) and presents an objective evaluation of the physical environmental effects that could result from constructing and operating the proposed Wineville Development Project (the "Project").

Hereafter when the term "Project" is used in this EIR with the initial letter capitalized, the term shall mean all aspects of the Wineville Development Project's planning, construction, and operation; and all associated legislative, discretionary, and administrative approvals and permits required by law of public agencies. When the term "Project Applicant" is used with the initial letters capitalized, the term shall mean Diversified Pacific Development Group, LLC, which is the entity that submitted applications to the City of Jurupa Valley to entitle the Project site as proposed and as evaluated in this EIR.

Governmental approvals requested from the City of Jurupa Valley by the Project Applicant to implement the Project include a General Plan Amendment (GPA) No. 22006; Change of Zone (CZ) No. 22013; Tentative Tract Map (TTM) No. 38541; and Site Development Permit (SPD) No. 22072. The City of Jurupa Valley refers to this application as Master Application (MA) No. 22248. All other related discretionary and administrative actions that are required of the City of Jurupa Valley and other public agencies and entities to construct and operate the Project described in this EIR also are considered part of the Project evaluated herein. Approvals and permits required of other agencies that are currently known to be needed in order to implement the Project are listed in Section 3.0, *Project Description*.

The City of Jurupa Valley has determined that an EIR is required for this Project. Pursuant to CEQA Guidelines § 15063(a), when a lead agency can determine that an EIR will be required for a project, an Initial Study is not required. An Initial Study was not prepared for this Project, however, the City of Jurupa Valley has determined that implementation of the Project has the potential to result in significant environmental effects, and a Project EIR, as defined by CEQA Guidelines §15161, is required. As stated in CEQA Guidelines §15161, a Project EIR should "…focus primarily on the changes in the environment that would result from the development project," and "…examine all phases of the project including planning, construction, and operation."

Accordingly, and in conformance with CEQA Guidelines §15121(a), the purposes of this EIR are to: (1) disclose information by informing public agency decision makers and the public generally of the significant environmental effects associated with all phases of the Project, (2) identify possible ways to minimize or avoid those significant effects, and (3) to describe a reasonable range of alternatives to the Project that would feasibly attain most of the basic Project objectives but would avoid or substantially lessen its significant environmental effects.

## 1.2 Summary Description of the Project

The Project proposes to develop a multiple use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

The residential portion of the Project would develop approximately 29 of the site's acres for a density of 8 dwelling units per acre (du/acre). The residential units will be a mix of 57 single-family detached homes, with lots averaging 5,000 square feet, located on the north side of 63rd Street. Development Standards for the single family detached units are further described in Section 3.0 Project Description and **Table 3.1-1** *Development Standards Single Family Detached Units* including the minimum lot sizes, setbacks, and building heights. On the western portion of the residential area will be 102 rowtown units designed as 3 and 4 plex units on lots averaging 5,000 square feet. On the eastern portion of the residential area will be 73 cluster units (these units are grouped around larger open space lots in return for approval of smaller individual lots) on lots averaging 5,000 square feet. Development Standards for the rowtown and cluster units are further described in Section 3.0 Project Description and **Table 3.1-2** *Development Standards Mulit-Family Attached Units* describes the minimum lot sizes, setbacks, and building heights for the cluster and rowtown units.

### General Plan Amendment (GPA) No. 22006

The Project proposes a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential).

### Change of Zone (CZ) No. 220013

The Project proposes a Change of Zone (CZ) to change the currently expired Planned Unit Development (PUD) and to reflect the changes proposed by the Project's requested PUD. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to the residential uses for parcels APN 157-250-011 and 157-250-013. A Change of Zone is required as to reflect the changes to the existing expired PUD

### Tentative Tract Map (TTM) No. 38541

The Project is proposing to subdivide approximately 33 acres into 24,000 square feet of commercial/retail space and 232 residential lots with a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units.

### Site Development Permit No. 220072

The Project requires a Site Development Permit (SDP) as it is proposing changes in land use and new construction.

## 1.3 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, the City of Riverside and the City of Norco to the south, the City of Eastvale to the west, and the City of Riverside and County of San Bernardino to the east.

The Project site area is approximately 33 acres and is located at the southeast intersection of Limonite Avenue and Wineville Avenue within the City of Jurupa Valley and County of Riverside, California. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east. The Project site includes portions of Assessor's Parcel Numbers (APNs): 157-250-011 and 157-250-013. APN 157-250-012 is Day Creek Channel and not part of the Proposed Project. (See Figure 3.2-1-Regional Location Map, Figure 3.2-2 Local Vicinity Map and Figure 3.2-3- Proposed Site Plan).

## 1.4 Project Objectives

The goal of the Project is to implement the City of Jurupa Valley's General Plan and to develop vacant, undeveloped, and under-utilized parcels within in an area of the City with predominantly residential and commercial uses. The following is a list of specific objectives that the Project is intended to achieve the following objectives.

- Housing – Provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of population, lifestyles and family groups.
- Quality of Life – Create a neighborhood that has a unique character and quality with a commitment to exemplary living, working, and recreational environments by providing a mix of uses that includes residential, commercial, and recreational opportunities that meet local, community, and regional needs.
- Recreation and Open Space – Develop community pool, open spaces (dog park rentable garden space, and tot lot), and an integrated trails network with pedestrian, equestrian, and bicycle amenities to create passive and active recreational opportunities to serve its residents and the surrounding community.
- Mobility Choices – Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety as alternatives to automobile use. Incorporate two new bus turnouts and multi-use trails systems that facilitate along the Limonite Avenue frontage the ultimate vision of the City.
- Community Design – Transform the area into a visually attractive, welcoming, and safe development and environment.

## 1.5 Areas of Controversy and Issues to be Resolved.

Regarding issues to be resolved, this EIR addresses the environmental issues associated with the Project that are known by the City, that are identified in the comment letters that the City received on this EIR's Notice of Preparation (NOP) which was circulated for a 30-day public review period from September 20, 2024, to October 19, 2024 (refer to Appendix A). A Scoping Meeting was held on June 3, 2025, and resulted in no comments from agencies or the general public.

**Table 2.8-1** *Summary of NOP and Scoping Meeting Comments*, summarizes the substantive comments received regarding this EIR's NOP. The purpose of this table is to present the primary environmental issues

of concern raised by public agencies and the general public during the NOP review period and Scoping Meeting. The table is not intended to list every comment received by the City during the NOP review period. Regardless of whether or not a comment is listed in the table, all applicable comments received in response to the NOP are addressed in this EIR.

## 1.6 Summary of Alternatives

### No Project / No Development Alternative

CEQA Guidelines §15126.6(e) requires that an alternative be included that describes what would reasonably be expected to occur on the property in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services. This Alternative considers no development/disturbance on the Project site beyond that which occurs under existing conditions. As such, the approximately 33 -acre Project site would continue to consist of undeveloped vacant land. Under this Alternative, no improvements would be made to the Project site and the Project's commercial and residential development would not occur. This Alternative was selected by the City to compare the environmental effects of the Project with an alternative that would leave the Project site in its existing condition.

### No project / Existing General Plan and Zoning Development Alternative

The No Project/ Existing General Plan and Zoning Development Alternative proposes land uses consistent with the City's General Plan Land Use Map - the site is designated for MHDR uses (Medium High Density Residential – with a maximum 8 dwelling units/acre) and CR (Commercial Retail). This alternative would require a change of zone as the current zoning is Planned Unit Development (PUD) and in accordance with Municipal Code Section 9.238.040 – Adoption of PUD zone adoption of a new PUD or amendments to an existing PUD require that the provisions in Chapter 9.238, as well as Chapter 2.985, Amendments and Change of Zone, are followed. Buildout under this plan would result in the sites potential to be developed with up to 175 residential units and 91,780 square feet of commercial uses.

### Reduced Intensity / General Plan Amendment / Change of Zone

The Reduced Intensity Alternative would develop the Project site with 20 percent fewer residential units while with 24,000 square feet of commercial uses. This alternative would require a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential) and a Change of Zone (CZ) for the entire site to change the current PUD to reflect the changes in residential and commercial density and site locations. The total number of residential units would be reduced by 47 from the Project's proposed 232 units to 185 units.

This Alternative would have a less of an impact than the proposed Project as it would generate less traffic compared to the proposed Project. As the proposed Project's significant impact on GHG emissions is primarily the result of mobile emissions, the Reduced Intensity Alternative would lessen the potential environmental impacts to Greenhouse Gas Emission. Additionally, decreases in traffic would reduce impacts on Air Quality, Energy, Noise, Population, Traffic, and Utilities.

### Environmentally Superior Alternative

Because the No Project/No Development Alternative would result in no new impacts resulting from construction and operation of the Project, it is the environmentally superior alternative. When the environmentally superior alternative is the No Project Alternative, the CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative from among the other alternatives evaluated.

Based on the analysis in Section 5.0, Alternatives, the Reduced Intensity /General Plan Amendment/Zone Change Alternative would be an environmentally superior to the Project. Under this alternative, impacts related to air quality, energy, noise, population, transportation, and utilities would be decreased when compared to the Project, with all other environmental impacts being similar to the Project. This Alternative nevertheless will lessen but not eliminate the significant and unavoidable impact to Greenhouse Gas Emissions.

## 1.7 Summary of Impacts and Mitigation Measures

**Table 1.7-1,** Summary of Impacts and Mitigation Measures, summarizes potential impacts resulting from implementation and operations of the Project; lists the mandatory regulatory requirements [Plans, Policies, Programs (PPP)] and Mitigation Measures (MM) proposed to mitigate potentially significant environmental impacts of the Project; and indicates the level of significance after application of the PPPs and MMs. The table also includes the implementation of PPPs and/or MMs to reduce significant impact to less than significant levels. Section 6.0 *Additional Topics Required by CEQA*, of this EIR discusses the environmental topics for which it was determined that no further analysis is required.

### Table 1.7-1 Summary of Impacts and Mitigation Measures

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| **Aesthetics** | | | |
| a) Would the project have a substantial adverse effect on a scenic vista? | Less than Significant | No mitigation measures are required. PPPs 4.1-1, 4.1-2, and 4.1-3 shall apply. | Less than significant |
| b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | No impact | No mitigation measures are required | No Impact |
| c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | Less than Significant | No mitigation measures are required | Less than significant |
| d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. | Less than Significant | No mitigation measures are required. PPP 4.1-1 shall apply. | Less than significant |
| **Agricultural and Forestry Resources** | | | |
| a) Would the project convert Prime Farmland, Unique Farmland, | Less than Significant | No mitigation measures are required | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| 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? | | | |
| b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? | No Impact | No mitigation measures are required | No Impact |
| c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))? | No Impact | No mitigation measures are required | No Impact |
| d) Would the project result in the loss of forest land or conversion of forest land to non-forest use? | No Impact | No mitigation measures are required | No Impact |
| e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | Less than Significant | No mitigation measures are required | Less than significant |
| **Air Quality** | | | |
| a) Would the project conflict with or obstruct implementation of the applicable air quality plan? | Less than Significant | No mitigation measures are required. PPPs 4.3-1, 4.3-2, 4.3-3, and 4.3-4 shall apply. | Less than significant |
| b) Would the project 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? | Less than Significant | No mitigation measures are required. PPPs 4.3-1, 4.3-2, 4.3-3, and 4.3-4 shall apply. | Less than significant |
| c) Would the project expose sensitive receptors to substantial pollutant concentrations? | Less than Significant | No mitigation measures are required. PPPs 4.3-1, 4.3-2, 4.3-3, and 4.3-4 shall apply. | Less than significant |
| d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | Less than Significant | No mitigation measures are required. PPPs 4.3-1, 4.3-2, 4.3-3, and 4.3-4 shall apply. | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| **Biological Resources** | | | |
| a) Would the project 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? | Potentially Significant Impact | PPP 4.4-1, MM-BIO-1, MM-BIO-2, and MM-BIO-3. | Less than significant |
| b) Would the project have a substantial adverse impact 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 Wildlife or U.S. Fish and Wildlife Service? | Potentially Significant Impact | PPP 4.4-1, MM-BIO-1, MM-BIO-2, and MM-BIO-3. | Less than significant |
| c) Would the project 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? | Potentially Significant Impact | MM-BIO-4a and MM-BIO-4b. | Less than significant |
| d) Would the project interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? | Potentially Significant Impact | MM-BIO-5. | Less than significant |
| e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | Less than Significant | No mitigation measures are required | Less than significant |
| f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan? | Potentially Significant Impact | PPP 4.4-1, MM-BIO-1, MM-BIO-2, MM-BIO-3 and MM-BIO-5. | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| **Cultural Resources** | | | |
| a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | Less than Significant | No mitigation measures are required | Less than significant |
| b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | Potentially significant impact | MM-CR-1, MM-CR-2, and MM-CR-3 | Less than significant |
| c) Would the project disturb any human remains, including those interred outside of formal cemeteries? | Less than Significant | No mitigation measures are required. PPP 4.5-1 shall apply. | Less than significant |
| **Energy** | | | |
| a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | Less than Significant | No mitigation measures are required. PPPs 4.6-1, 4.6-2, 4.6-3, 4.6-4, 4.6-5, and 4.6-6 shall apply. | Less than significant |
| b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | Less than Significant | No mitigation measures are required. PPPs 4.6-1, 4.6-2, 4.6-3, 4.6-4, 4.6-5, and 4.6-6 shall apply. | Less than significant |
| **Geology and Soils** | | | |
| a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | |
| i) Strong seismic ground shaking? | Less than Significant | No mitigation measures are required. PPPs 4.7-1 and 4.7-2 shall apply. | Less than significant |
| ii) Seismic-related ground failure, including liquefaction? | Less than Significant | No mitigation measures are required. PPPs 4.7-1 and 4.7-2 shall apply. | Less than significant |
| iii) Landslides? | No impact | No mitigation measures are required. PPPs 4.7-1 and 4.7-2 shall apply. | No impact |
| b) Would the project result in substantial soil erosion or the loss of topsoil? | Less than Significant | No mitigation measures are required. PPPs 4.7-1, 4.7-2 and 4.7-3 shall apply. | Less than significant |
| c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, | Less than Significant | No mitigation measures are required. PPPs 4.7-1, 4-7.2 and 4.7-3 shall apply. | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| subsidence, liquefaction or collapse? | | | |
| d) Would the project be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property? | Less than Significant | No mitigation measures are required. PPPs 4.7-1, 4-7.2, and 4.7-3 shall apply. | Less than significant |
| e) Would the project 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? | No impact | No mitigation measures are required | No impact |
| f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | Potentially significant impact | MM-GEO-1 and MM-GEO-2. | Less than significant |
| **Greenhouse Gas Emissions** | | | |
| a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | Potentially significant impact | MM-GHG-1, MM-GHG-2, MM-GHG-3, MM-GHG-4, MM-GHG-5, MM-GHG-6, and MM-GHG-7, PPPs 4.8-1 and 4.8-2. | Significant and unavoidable impact |
| b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | Less than Significant | No mitigation measures are required. PPPs 4.8-1 and 4.8-2 shall apply | Less than significant |
| **Hazards and Hazardous Materials** | | | |
| a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | Potentially significant impact | MM-HAZ-1 and PPPs 4.9-1, 4.9-2, 4.9-3, 4.9-4, and 4.9-5 shall apply. | Less than significant |
| b) Would the project 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? | Less than Significant | No mitigation measures are required. PPPs4.9-1, 4.9-2, 4.9-3, and 4.9-4 shall apply. | Less than significant |
| c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | Less than Significant | No mitigation measures are required. PPPs4.9-1, 4.9-2, 4.9-3, and 4.9-4 shall apply. | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? | Less than Significant | No mitigation measures are required. PPPs4.9-1, 4.9-2, 4.9-3, and 4.9-4 shall apply. | Less than significant |
| 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? | No impact | No mitigation measures are required | No impact |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | No impact | No mitigation measures are required. PPP 4.9-5 shall apply. | No impact |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | No impact | No mitigation measures are required. PPP 4.9-5 shall apply. | No impact |
| **Hydrology and Water Quality** | | | |
| a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | Less than Significant | No mitigation measures are required. PPPs 4.10-1, 4.10-2, and 4.10-3 and PDF's 4.10-1 and 4.10-2 shall apply. | Less than significant |
| b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | Less than Significant | No mitigation measures are required | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| c) Would the project 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 which would:<br>i) Result in substantial erosion or siltation on- or offsite;<br>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;<br>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;<br>iv) Impede or redirect flood flows? | Less than Significant | No mitigation measures are required. PPPs 4.10-1, 4.10-2, and 4.10-3 and PDF's 4.10-1 and 4.10-2 shall apply. | Less than significant |
| d) Would the project result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | Less than Significant | No mitigation measures are required. PPPs 4.10-1, 4.10-2, and 4.10-3 and PDF's 4.10-1 and 4.10-2 shall apply. | Less than significant |
| e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | Less than Significant | No mitigation measures are required. PPPs 4.10-1, 4.10-2, and 4.10-3 and PDF's 4.10-1 and 4.10-2 shall apply. | Less than significant |
| **Land Use and Planning** | | | |
| a) Would the project physically divide an established community? | No impact | No mitigation measures are required | No impact |
| b) Would the project 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? | Less than Significant | No mitigation measures are required. PPP's that are applicable to the project are identified in Sections 4.2, *Air Quality*, 4.3 *Biological Resources*, 4.7, *Greenhouse Gas Emissions*, 4.8, *Hazards and Hazardous Materials*, and 4.9, *Hydrology and Water Quality* . | Less than significant |
| **Noise** | | | |
| a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the | Less than Significant | No mitigation measures are required. PPPs 4.12-1 and 4.12-2 shall apply. | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | |
| b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels? | Less than Significant | No mitigation measures are required. | Less than significant |
| c) 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? | Less than Significant | No mitigation measures are required. | Less than significant |
| **Population and Housing** | | | |
| a) Would the project 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)? | Less than Significant | No mitigation measures are required. | Less than significant |
| b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | No Impact | No mitigation measures are required. | No Impact |
| **Public Services** | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, 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 following public services: | | | |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| Fire Protection Services | Less than Significant | No mitigation measures are required. PPPs 4.14-1 and 4.14-2 shall apply. | Less than significant |
| Police Protection Services | Less than Significant | No mitigation measures are required. PPP 4.14-2 shall apply. | Less than significant |
| Schools | Less than Significant | No mitigation measures are required. PPP 4.14-2 and 4.14-3 shall apply. | Less than significant |
| Parks | Less than Significant | No mitigation measures are required. PPP 4.14-2 and 4.14-4 shall apply. | Less than significant |
| Other public facilities? (Libraries) | Less than Significant | No mitigation measures are required. PPP 4.14-2 shall apply. | Less than significant |
| **Recreation** | | | |
| a) Would the project 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? | Less than Significant | No mitigation measures are required. PPPs 4.15-1, 4.15-2, and 4.15-3 shall apply. | Less than significant |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | Less than Significant | No mitigation measures are required | Less than significant |
| **Transportation** | | | |
| a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | Less than Significant | No mitigation measures are required. PPP 4.16-1, 4.16-2, 4.16-3, 4.16-4, 4.16-5, and 4.16-6 shall apply. | Less than significant |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | Less than Significant | No mitigation measures are required. | Less than significant |
| c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | Less than Significant | No mitigation measures are required | Less than significant |
| d) Would the project result in inadequate emergency access? | Less than Significant | No mitigation measures are required. PPP 4.9-5 shall apply/ | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| **Tribal Cultural Resources** | | | |
| 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: 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)? | Potentially significant impact | MM-CR-1, MM-CR-2, MM-CR-3MM-TCR-1, MM-TCR-2, and MM-TCR-3 and PPP 4.4-1 shall apply. | Less than significant |
| 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: 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 Resource Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe | Potentially significant impact | MM-CR-1, MM-CR-2, MM-CR-3MM-TCR-1, MM-TCR-2, and MM-TCR-3 and PPP 4.4-1 shall apply. | Less than significant |
| **Utilities and Service Systems** | | | |
| a) Would the project 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 | Less than Significant | No mitigation measures are required. PPP 4.18-1 shall apply. | Less than significant |

| Threshold | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|---|
| which could cause significant environmental effects? | | | |
| b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | Less than Significant | No mitigation measures are required. PPP 4.18-1 shall apply. | Less than significant |
| c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | Less than Significant | No mitigation measures are required. PPP 4.18-1 shall apply. | Less than significant |
| d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | Less than Significant | No mitigation measures are required. PPPs 4.18-2 and 4.18-3 shall apply. | Less than significant |
| e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | Less than Significant | No mitigation measures are required. PPPs 4.18-2 and 4.18-3 shall apply. | Less than significant |

# 2.0 Introduction and Purpose

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This draft environmental impact report (EIR) has been prepared to satisfy CEQA and the CEQA Guidelines. The EIR is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the Project, to indicate possible ways to reduce or avoid environmental damage and to identify alternatives to the Project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of the Project combined with all past, present, and reasonably foreseeable future projects.

The lead agency means "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment" (Guidelines § 21067). The City of Jurupa Valley has the principal responsibility for approval of the Project and related land use entitlements. For this reason, the City of Jurupa Valley is the CEQA lead agency for this Project.

The overall purpose of this EIR is to inform the lead agency, responsible agencies, decision makers, and the public about the environmental effects of the development and operation of the Project. This EIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures to reduce or avoid adverse effects.

This EIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)
- City of Jurupa Valley Environmental Guidelines and Significance Thresholds adopted June 4, 2020, by City Council Resolution No. 2020-40.

## 2.1 Document Format

This EIR contains all the information required to be included in an EIR as specified by the CEQA Statutes and Guidelines (California Public Resources Code, §21000 et. seq. and California Code of Regulations, Title 14, Division 6, Chapter 3). CEQA requires that an EIR contain, at a minimum, certain specified content. In summary, the content and format of this EIR is as follows:

Section 1.0, Executive Summary, includes a Project introduction, a brief description of the Project, a summary of areas of controversy/issues to be resolved, a description of the Notice of Preparation (NOP) comments received, as well as a description of the Project alternatives and a summary of impacts, mitigation measures, and level of impacts following mitigation.

Section 2.0, Introduction and Purpose, provides introductory information about the CEQA process and the responsibilities of the City of Jurupa Valley, serving as the Lead Agency of this EIR. This section also includes a description of the document format as well as the purpose of CEQA and this EIR.

Section 3.0, Project Description, serves as the EIR's Project Description and contains a level of specificity commensurate with the level of detail proposed by the Project, including the summary requirements pursuant to CEQA Guidelines § 15123.

Section 4.0, Environmental Analysis, provides an analysis of potential direct, indirect, and cumulative impacts that may occur with implementation of the Project. A conclusion concerning significance is reached for each discussion; mitigation measures are presented as warranted and feasible.

- **Environmental Setting**. Describes the environmental setting, including descriptions of the Project site's physical conditions, surrounding context, and applicable regulatory requirements, plans, and policies. The existing setting is defined as the condition of the Project site and surrounding area on September 20, 2024, the approximate date that this DEIR's NOP was released for public review.
- **NOP Comments**. Includes public comments received based on this DEIR's NOP.
- **Thresholds of Significance**. In accordance with State CEQA Guidelines § 15064.7, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in State CEQA Guidelines Appendix G and may have been modified to address specific conditions in Jurupa Valley.
- **Impact Analysis**. As required by CEQA Guidelines § 15126.2(a), this DEIR identifies direct, indirect, cumulatively considerable, short-term, long-term, on-site, and/or off-site impacts of the Project. A summarized "impact statement" is provided in each subsection following the analysis.
- **Plans, Policies, or Programs (PPP).** These are existing regulatory requirements such as plans, policies, or programs applied to the Project based on current federal, State, or local law which effectively reduce environmental impacts.
- **Project Design Features (PDF)**. These include characteristics of the Project that help reduce potential environmental impacts.
- **Significance before Mitigation**. Concludes the level of significance before mitigation.
- **Mitigation Measures**. These are the measures proposed to mitigate any potentially significant Project impacts.
- **Level of Significance after Mitigation**. Concludes whether or not the Project's direct impacts and cumulatively considerable impacts would be reduced to less than significant levels with implementation of mitigation.
- **Cumulative Impacts**. CEQA requires that a DEIR contain an assessment of the cumulative impacts that may be associated with a proposed project. As noted in CEQA Guidelines § 15130(a), "an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable." "A cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects creating related impacts" (CEQA Guidelines § 15130(a)(1)).

Section 5.0, Project Alternatives, describes and evaluates alternatives to the Project that could reduce or avoid the Project's adverse environmental effects. CEQA requires a DEIR to consider a reasonable range of alternatives that will foster informed decision making and public participation. Seven alternatives were considered for analysis and three alternatives, including the No Project/No Development Alternative, No Project/Existing General Plan and Zoning Development Alternative, and Reduced Intensity / General Plan Amendment / Change of Zone Alternative, are analyzed and presented as a reasonable range of alternatives in this section.

Section 6.0, Additional Topics Required by CEQA, includes specific topics that are required by CEQA. These include a summary of the Project's significant and unavoidable environmental effects, a discussion of the significant environmental effects which cannot be avoided if the Project is implemented, significant environmental changes, potential growth-inducing impacts of the proposed Project. This section provides brief analyses of the two topics not analyzed in detail in Chapter 4, Mineral Resources, and Wildfire.

Section 7.0, References, cites all reference sources used in preparing this EIR. List of Preparers, lists the persons who authored or participated in preparing this Draft EIR, including agencies and persons consulted.

Technical Appendices. CEQA Guidelines §15147 states that the "information contained in an EIR shall include summarized information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public," and that the "[p]placement of highly technical and specialized analysis and data in the body of an EIR shall be avoided." Therefore, the detailed technical studies, reports, and supporting documentation that were used in preparing this Draft EIR are provided separately as Technical appendices. The Technical Appendices are available for review at the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, California 92509, during the City's regular business hours or can be accessed at the following link:

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

## 2.2 Purposes of CEQA and this EIR

As stated by the CEQA Guidelines § 15002(a), the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed development activities involving discretionary government approvals (including the approval of private development projects);
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- Disclose to the public the reasons why the governmental agency approved the Project in the manner the agency chose (if the Project involves significant environmental effects).

This DEIR is an informative document that represents the independent judgment of the City of Jurupa Valley regarding the physical environmental effects that could result from the construction and operation of the Project. The City of Jurupa Valley (hereafter "City") received applications from Diversified Pacific Development Group, LLC., (hereafter "Project Applicant") for the development of the Wineville Market Villages Project (hereafter Project). The subject property approximately 34-acre site (hereafter, "Project site") is located in the City of Jurupa Valley, east of Wineville Avenue, north of 63rd Street, south of the Limonite Avenue, and west of Etiwanda Avenue.

Pursuant to CEQA Guidelines § 15161, a Project EIR should "…focus primarily on the changes in the environment that would result from the development project," and "…examine all phases of the project including planning, construction, and operation." As the first step in the CEQA compliance process, the City of Jurupa Valley prepared an NOP pursuant to CEQA Guidelines § 15082. When the Lead Agency determines that an EIR will clearly be required for the project, an Initial Study is not required (CEQA Guidelines § 15063). Since it was determined that the Project could have a significant effect on the environment, the Lead Agency determined that an EIR was required, and an Initial Study was not prepared. Public comments were received

on the NOP, and the DEIR addresses the environmental topics listed below in Subsection 2.8, Notice of Preparation in the DEIR.

## 2.3 Regionally Significant Project

When an EIR is prepared for any project that is considered to be of statewide, regional, or area-wide significance, as defined by CEQA Guidelines § 15206, then the Draft EIR must be submitted to the State Clearinghouse and the appropriate metropolitan area council of governments for review and comment. A project is considered to be of statewide, regional, or area-wide significance if, among other criteria, it consists of a proposed local general plan, element, or amendment thereof for which an EIR was prepared, or is a proposed residential development of more than 500 dwelling units.

The proposed Project includes a requested General Plan Amendment to change the underlying land use designations to accommodate the proposed Project.

Therefore, the Project is considered a Regionally Significant Project under CEQA Guidelines § 15206. Thus, in compliance with CEQA Guidelines § 15206, the Draft EIR will be submitted to the State Clearinghouse (SCH), the Southern California Association of Governments (SCAG), and Western Riverside Council of Governments (WRCOG) for review and comment.

## 2.4 Incorporated Documents

CEQA Guidelines §15150 permits the incorporation by reference of all or portions of other documents that are generally available to the public. Any document incorporated by reference shall be made available to the public for inspection at a public place or public building and requires that the EIR state where the incorporated documents will be made available for public inspection.

The following documents have been incorporated by reference and cited as appropriate:

- *City of Jurupa Valley General Plan,* adopted by the City Council on September 7, 2017, and as currently amended.
- *City of Jurupa Valley Zoning Map.*
- *City of Jurupa Valley Zoning Ordinance Title 9, codified through Ordinance No. 2022-20, enacted November 23, 2022.*
- *City of Jurupa Valley General Final Environmental Impact Report*, certified by the City Council on September 7, 2017.
- *City of Jurupa Valley Municipal Code* (various chapters), approved through December 7, 2023.

The above-described documents are on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509 and online at: https://www.jurupavalley.org/ and are hereby incorporated by reference.

## 2.5 Technical Reports

This DEIR contains detailed technical studies, reports, and supporting documentation summarized herein and bound separately in Technical Appendices in accordance with CEQA Guidelines § 15147. The Technical Appendices are available for review at the City of Jurupa Valley City Hall, Planning Department, 8930 Limonite Avenue, Jurupa Valley, California 92509 during the city's regular business hours or can be requested in electronic form by contacting the city's Planning Division or are available on the city's website at www.jurupavalley.org/DocumentCenter/Index/68 in the Environmental Reports folder labeled MA22248

during the public review period for the DEIR. The individual technical studies, reports, and supporting documentation that comprise the Technical Appendices are as follows:

A. Notice of Preparation and Written Comments on the NOP

B. Air Quality & Greenhouse Gas Emissions Assessment

C-1. Biological Technical Report and MSHCP Consistency Analysis

C-2 Aquatic Resources Delineation

D. Cultural Resources Inventory and Evaluation Report

E. Revised Updated Geotechnical Evaluation

F. Riverside County Map My County Reports

G. Preliminary Drainage Study

H. Preliminary Water Quality Management Plan (WQMP)

I. Supplemental Preliminary Hydrology and Hydraulic Study

J. Letter Map Revision Determination Document Case No. 13-09-2159P

K. Water and Sewer Will-Serve Letter – JCSD

L. Phase I Environmental Site Assessment

M. Noise Impact Analysis

N. Traffic Impact Analysis

O. Vehicle Miles Traveled Analysis

P. Conceptual Landscape Master Plan

## 2.6 Responsible and Trustee Agencies

The California Public Resource Code (§ 21104) requires that all EIRs be reviewed by responsible and trustee agencies (see also CEQA Guidelines § 15082 and § 15086(a)). As defined by CEQA Guidelines § 15381, "the term 'Responsible Agency' includes all public agencies other than the Lead Agency that have discretionary approval power over the project." A "Trustee Agency" is defined in CEQA Guidelines § 15386 as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California."

**Table 2.6-1**, Responsible and Trustee Agencies, identifies the Responsible and Trustee Agencies and various actions needed by these agencies to implement the Project.

**Table 2.6-1 Responsible and Trustee Agencies**

| Agency | Action |
|---|---|
| **Responsible Agencies** | |
| Riverside County Flood Control and Water Conservation District | Responsible for the master planned drainage infrastructure that would be utilized by the Project and issuing an encroachment permit for any construction related activities occurring within District right of way or facilities. |
| Santa Ana Regional Water Quality Control Board (RWQCB) | Santa Ana RWQCB is responsible for the protection of California's water resources and water quality. The Santa Ana RWQCB is responsible for issuance of a National Pollutant Discharge Elimination System ("NPDES") Permit to ensure that during and after Project construction, on-site water flows do not result in siltation, other erosional actions, or degradation of surface or subsurface water quality. |
| South Coast Air Quality Management District (SCAQMD) | Responsible for the issuance of construction-related permits. that allow for the construction and operation of the Project to ensure that during and post-Project construction and during Project operation, Project emissions do not result in significant impacts to air quality |
| Jurupa Community Services District (JCSD) | Approvals required for the installation of new JCSD facilities/connections to service the Project |

## 2.7 Public Review of the EIR

This EIR is being distributed to responsible and trustee agencies, other affected agencies, and interested parties. Additionally, in accordance with Public Resources Code § 21092(b) (3), the EIR is being provided to all parties who previously requested copies. The Notice of Completion (NOC) and Notice of Availability (NOA) of the Draft EIR are being distributed as required by CEQA.

The Draft EIR and technical appendices were made available for a minimum 45-day public review period from **June 30, 2025** to **August 13, 2025**.

All files are available at the following links:

https://www.jurupavalley.org/DocumentCenter/Index/68 (see folder labeled MA22248 Wineville Development Project)

Governor's Office of Planning and Research, CEQAnet Web Portal at https://ceqanet.lci.ca.gov Enter "2022120064" in the search box and find under "MA22248 Wineville Development Project."

Written comments regarding this EIR should be addressed to:

Reynaldo Aquino, Senior Planner

City of Jurupa Valley Planning Department

8930 Limonite Avenue, Jurupa Valley CA 92509

Phone: 951-322-6464

Fax: 951-332-6995

Email: raquino@jurupavalley.org

After the public review period, the City will issue the Final EIR (which includes the Draft EIR, the public comments and responses to the Draft EIR, and any revisions to the Draft EIR). The Final EIR will be available for public review for a minimum of 10 days prior to the City Council taking any action on the Project. The City of Jurupa Valley Planning Commission has the authority to recommend, conditionally recommend, or not recommend the Project for approval. The City of Jurupa Valley City Council has exclusive authority to approve, conditionally approve, or deny the Project.

If the Project is approved, the City Council may impose mitigation measures specified in the Final EIR as conditions of Project approval. Alternatively, the City Council could require other mitigation measures deemed to be effective mitigations for the identified impacts, or it could find that the mitigation measures cannot be feasibly implemented. For any identified significant impacts for which no mitigation measure is feasible, or where mitigation would not reduce the impact to a less than significant level, the City Council will be required to adopt a Statement of Overriding Considerations finding that the impacts are considered acceptable because specific overriding considerations from the Project's benefits outweigh the impacts in question.

## 2.8 Notice of Preparation

To determine the scope of this EIR, the City prepared and distributed a Notice of Preparation (NOP) for the Project on December 5, 2022, to the State Office of Planning and Research, each responsible and trustee agency, and to the Riverside County Clerk. **Table 2.8-1**, *Summary of Notice of Preparation Comments* on the following page summarizes the comments received regarding the NOP issued for this EIR and identifies the location in this EIR document where the comments are addressed.

### Table 2.8-1 Summary of Notice of Preparation Comments

| Agency/ Organization/ Individual | Date | Comments | Location in this DEIR Where Comment is Addressed |
|---|---|---|---|
| **Public Agencies** | | | |
| Native American Heritage Commission (NAHC) | October 3, 2024 | • Recommends consultation with the California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed Project.<br>• Provided the requirements of AB 52 and SB 18. | Section 4.5, *Cultural Resources*, and Section 4.14, *Tribal Cultural Resources* |

| Agency/ Organization/ Individual | Date | Comments | Location in this DEIR Where Comment is Addressed |
|---|---|---|---|
| California Department of Fish and Wildlife (CDFW) | October 21, 2024 | • Recommends that the EIR follow Section 15125(c) of the CEQA Guidelines and provides information of the regional setting. In particular, to enable CDFW staff to adequately review and comment on the Project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint.<br>• Recommends that the EIR provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project.<br>• Recommends that the EIR describe and analyze a range of reasonable alternatives to the Project, and to evaluate a "no project" alternative.<br>• Requests that the EIR identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts (to the extent feasible), and provides considerations for fully protected species, sensitive plant communities, and California Species of Special Concern.<br>• Recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes.<br>• Recommends that the EIR include results of avian surveys.<br>• Recommends that the EIR addresses all Project impacts to listed species and specifies a mitigation monitoring andreporting program that will meet the requirements of California Endangered Species Act. | Section 4.4 Biological Resources |
| **Organizations** | | | |
| Soboba Band of Luiseno Indians | October 9, 2024 | Request for a copy of the Phase I Cultural Resources Survey and the proposed mitigation measures for Cultural Resources and Tribal Cultural Resources. | Section 4.17, *Tribal Cultural Resources* |

All NOP comment letters are included in Technical Appendix A of this Draft EIR.

## 2.9 Mitigation Monitoring and Reporting Program

In compliance with Public Resources Code § 21081.6 a Mitigation Monitoring and Reporting Program (MMRP) will be prepared for this DEIR. Per CEQA § 15091(d), "When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures."

## 2.10 Potential Impacts of the Project Discussed in the EIR

In compliance with the procedural requirements of CEQA, the City of Jurupa Valley prepared a Notice of Preparation (*Technical Appendix A*) to determine the scope of environmental analysis for this EIR. Public comment on the scope of this EIR consisted of written comments received by the City of Jurupa Valley in response to the NOP. No comments were received during the Scoping Meeting for the Project. Taking all known information and public comments into consideration, eighteen (18) primary environmental subject areas are evaluated in this Section 4.0, as listed below, and an additional two (2) primary environmental subject areas are evaluated in Section 6.0. Each subsection of this Section 4.0 evaluates several specific subject matters related to the general topic of the subsection. The title of each subsection is not limiting; therefore, refer to each subsection for a full account of the subject matters addressed therein. Environmental issues and their corresponding sections are:

4.1 Aesthetics
4.2 Agriculture and Forestry Resources
4.3 Air Quality
4.4 Biological Resources
4.5 Cultural Resources
4.6 Energy
4.7 Geology and Soils
4.8 Greenhouse Gas Emissions
4.9 Hazards and Hazardous Materials
4.10 Hydrology and Water Quality
4.11 Land Use and Planning
4.12 Noise
4.13 Population and Housing
4.14 Public Services
4.15 Recreation
4.16 Transportation
4.17 Tribal Cultural Resources
4.18 Utilities and Service Systems

**Aesthetics.** Potential to:

- Have a substantial adverse effect on a scenic vista.
- Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway.
- In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings.
- Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area.

**Agriculture and Forestry Resources**. Potential to:

- 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.
- Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned "Timberland Production."
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

**Air Quality**. Potential to:

- Conflict with or obstruct implementation of the applicable air quality plan.
- 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.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

**Biological Resources**. Potential to:

- 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.
- 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.
- 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.
- 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.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**Cultural Resources**. Potential to:

- Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5.
- Disturb any human remains, including those interred outside of formal cemeteries.

**Energy**. Potential to:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

**Geology and Soils**. Potential to:

- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault.
- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, seismic-related ground failure (including liquefaction, or landslides).
- Result in substantial soil erosion or the loss of topsoil.
- 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.
- Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property.
- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving landslides.
- 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.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**Greenhouse Gas Emissions.** Potential to:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Hazards and Hazardous Materials**. Potential to:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- 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.
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 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.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

**Hydrology and Water Quality**. Potential to:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- 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:
  - 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 offsite.
  - 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.
  - Impede or redirect flood flows.
  - In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.
- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

**Land Use and Planning**. Potential to:

- Physically divide an established community.

**Mineral Resources**. Potential to:

- Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state.
- 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.

**Noise**. Potential to:

- Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- Generate excessive groundborne vibration or groundborne noise levels.
- 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, expose people residing or working in the project area to excessive noise levels.

**Population and Housing**. Potential to:

- 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.

- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

**Public Services**. Potential to:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities the construction of which could cause significant environmental impacts for fire protection, police protection, schools, parks, or other public facilities.

**Recreation**. Potential to:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated.
- Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

**Transportation**. Potential to:

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.

**Tribal Cultural Resources.** Potential to cause substantial adverse impacts to tribal cultural resources:

- 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).
- Or, to 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.

**Utilities and Service Systems**. Potential to:

- 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.
- Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years.
- Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- 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.

- Conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.

**Wildfire.** The Project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones as such, an analysis of wildfire impacts was not required.

## 2.11 Effects Found Not to be Significant

In compliance with CEQA Guidelines §15128, an EIR is required to contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. The following environmental topics, have been determined to pose no potentially significant impacts:

1. Mineral Resources
2. Wildfire

## 2.12 Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Draft EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Tribal Cultural Resources

It is also possible that evidence will be presented during the 45-day, statutory Draft EIR public review period that may create disagreement. Decision-makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision- makers are not obligated to select the most environmentally preferable viewpoint. Decision-makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision-makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments.

However, decision-makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

# 3.0 Project Description / Environmental Setting

## 3.1 Project Description

This Section provides all of the information required of an EIR Project Description by CEQA Guidelines Section 15124, including a description of the precise location of the Project; Project objectives; primary design components of the Project (site plan, vehicle/pedestrian access, etc.); Project technical and environmental characteristics; and a description of the intended uses of this EIR. As required by CEQA Guidelines Section 15124(d), the description of intended uses for this EIR includes: a list of agencies expected to use this EIR; a list of permits and other approvals required to implement the project; and a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies.

The Project proposes to develop a multiple use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

The residential portion of the Project would develop approximately 29 of the site's acres for a density of 8 dwelling units per acre (du/acre). The residential units will be a mix of 57 single-family detached homes, with lots averaging 5,000 square feet, located on the north side of 63rd Street, **Table 3.1-1** Development Standards Single Family Detached describes the minimum lot sizes, setbacks, and building heights. On the western portion of the residential area will be 102 rowtown units designed as 3 and 4 plex units on lots averaging 5,000 square feet. On the eastern portion of the residential area will be 73 cluster units (these units are grouped around larger open space lots in return for approval of smaller individual lots) on lots averaging 5,000 square feet. **Table 3.1-2** Development Standards Mulit-Family Attached Units describes the minimum lot sizes, setbacks, and building heights for the cluster and rowtown units.

### Table 3.1-1 Development Standards Single Family Detached Units

| | |
|---|---|
| Minimum Lot Area | 4,000 square feet |
| Minimum Lot Width | 50 feet |
| Minimum Lot Depth | 89 feet |
| Minimum Front Yard | 10 feet |
| Minimum Interior Side Yard | 5 feet |
| Minimum Comer Side Yard | 10 feet |
| Minimum Rear Yard | 9 feet |
| Maximum Building Height | 40 feet |

**Table 3.1-2 Development Standards Multi-Family Attached Units**

| | |
|---|---|
| Minimum Lot Area | 5,000 square feet |
| Minimum Lot Width | 65 feet |
| Minimum Lot Depth | 70 feet |
| Minimum Front Yard | 5 feet |
| Minimum Interior Side Yard | 5 feet |
| Minimum Comer Side Yard | 5 feet |
| Minimum Rear Yard | 5 feet |
| Maximum Building Height | 40 feet |

The commercial portion of the site consists of approximately 4-acres, including 4 commercial/retail pads with one pad supporting a drive-thru. The concept of the space is to provide a destination style center that has shops for retail, as well as restaurants with open space for sitting and dining. Plaza areas are designed with shade structures, center pieces, lighting, and landscaping to promote longer stays and pedestrian traffic. Changes to the commercial portion of the Wineville Marketplace may occur, including building formation or square footage to better suit tenants needs. These changes are permitted and shall be reviewed by the Planning Division.

The architectural style of the residential units will have three elevations including Craftsman, Farmhouse, and Adobe Ranch. The commercial portion of the project will follow the Farmhouse style of elevation to match with the project theme.

The Project is also located in the City's Equestrian Overlay. As such, the Project site includes specific design features to contribute to the equestrian lifestyle of the surrounding community.

Some of the amenities will consist of 2 dog parks with relief stations, rentable community garden space, a recreation center with community spa and pool, open spaces, two tot lots with play structures, shaded areas and picnic tables, equestrian hitching area, and equestrian and multipurpose trails. The total homeowner association (HOA) maintained parks, open space and recreation center is 2.02 acres, the total JARPD maintained equestrian trail is 0.16 acres, the total City maintained right-of-way multipurpose trails and parkway landscaping will be 1.71 acres for a total of 3.89 acres of recreational amenities. Additionally, the proposed Project involves the construction of site improvements such as 7.25 acres of landscaping, residential area and commercial area parking, and infrastructure facilities.

The Project includes applications for the following discretionary permits from the City of Jurupa Valley, the lead agency:

### General Plan Amendment (GPA) No. 22006

The Project proposes a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential).

### Change of Zone (CZ) No. 22006

The Project proposes a Change of Zone (CZ) to change the currently expired Planned Unit Development (PUD) and to reflect the changes proposed by the Project's requested PUD. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to the residential uses for parcels APN 157-250-011 and 157-250-013. A Change of Zone is required as to reflect the changes to the existing expired PUD and establish the Project's PUD zoning.

### Tentative Tract Map (TTM) No. 38541

The Project is proposing to subdivide approximately 33 acres into 24,000 square feet of commercial/retail space and 232 residential lots with a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units.

### Site Development Permit No. 22072

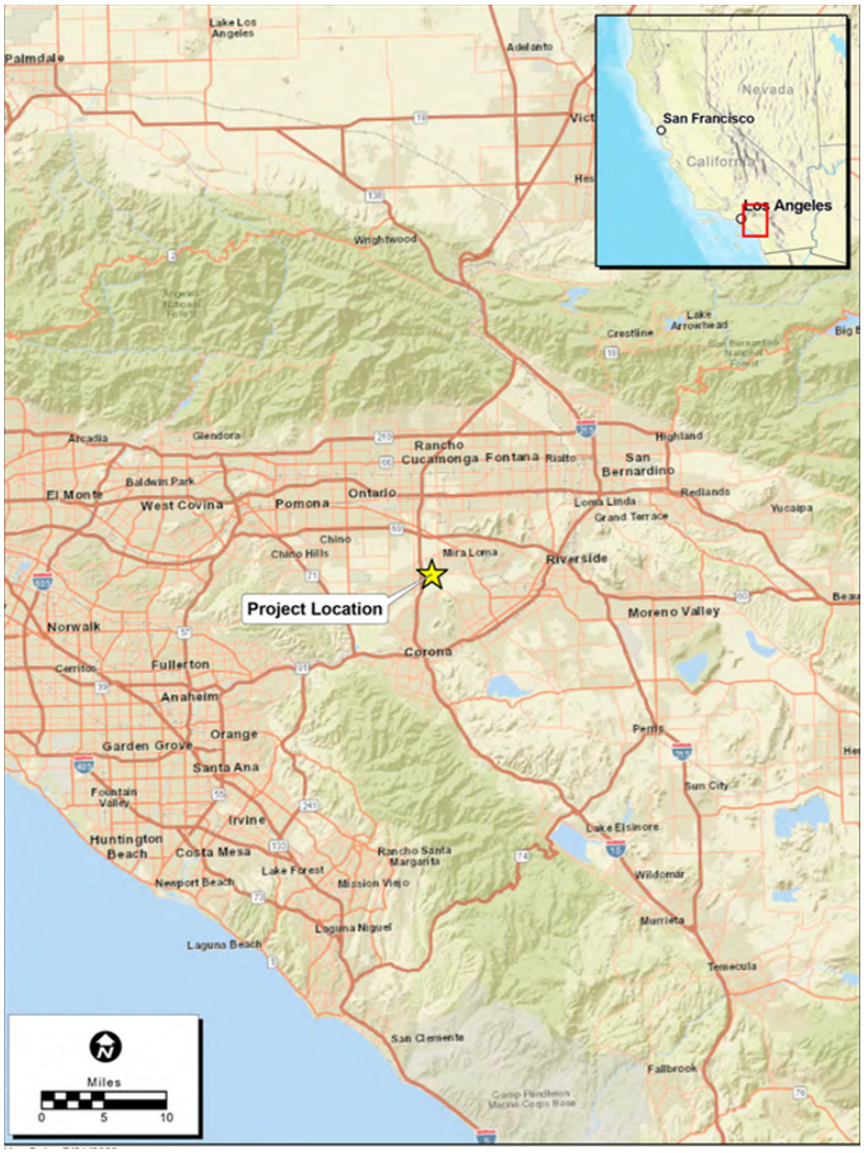
The Project requires a Site Development Permit (SDP) as it is proposing changes in land use and new construction.

## 3.2 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, the City of Riverside and the City of Norco to the south, the City of Eastvale to the west, and the City of Riverside and County of San Bernardino to the east.

The Project site area is approximately 33 acres and is located at the southeast intersection of Limonite Avenue and Wineville Avenue within the City of Jurupa Valley and County of Riverside, California. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63$^{rd}$ Street to the south, and a commercial self-storage center to the east. The Project site includes portions of Assessor's Parcel Numbers (APNs): 157-250-011 and 157-250-013. APN 157-250-012 is Day Creek Channel and not part of the Proposed Project. (See Figure 3.2-1-Regional Location Map, Figure 3.2-2 Local Vicinity Map and Figure 3.2-3- Proposed Site Plan).

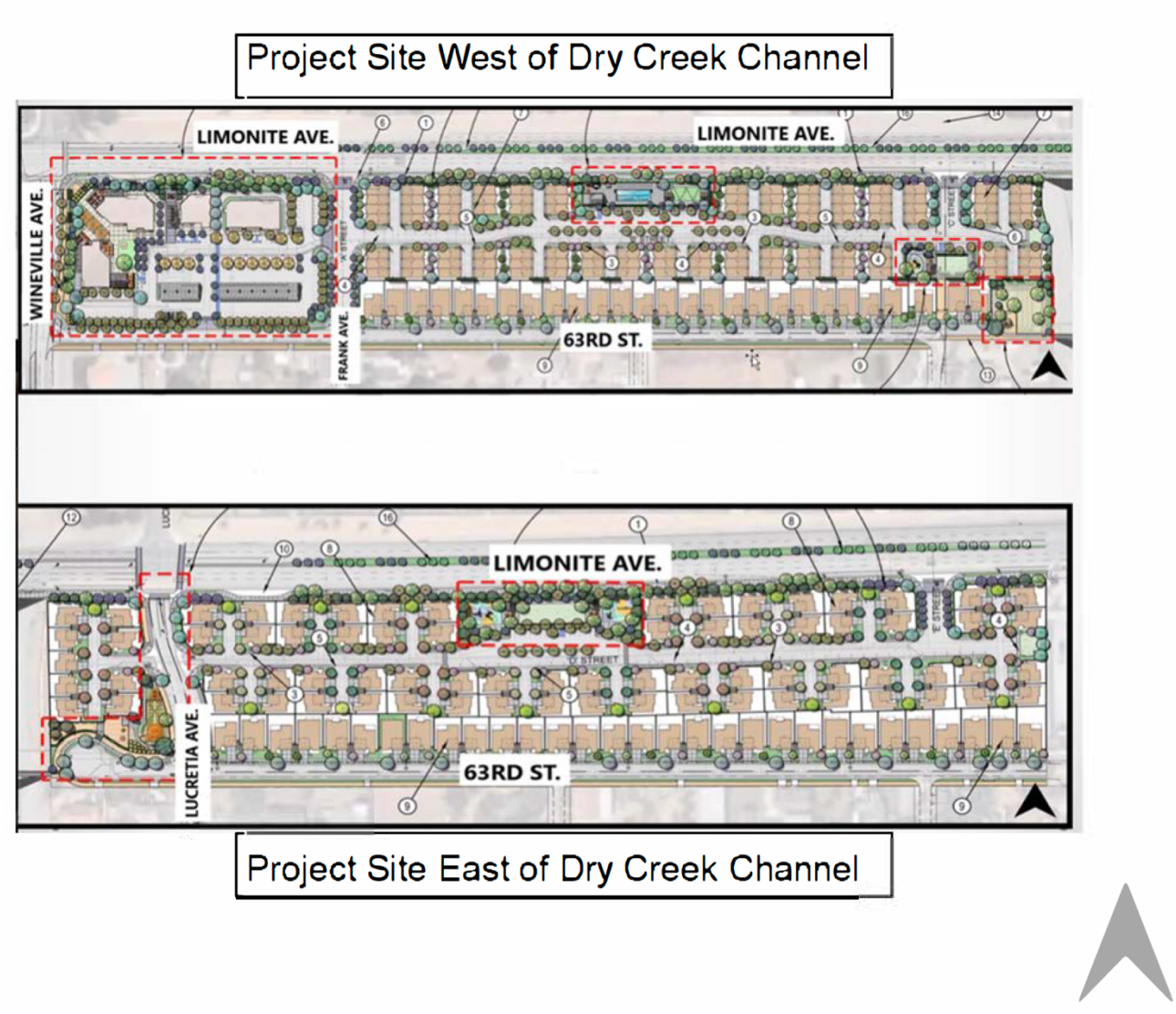
## Figure 3.2-1 Regional Location Map



## Figure 3.2-2 Local Vicinity Map



**Figure 3.2-3 Proposed Site Plan**



## 3.3 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…"* Thus, the environmental setting for the Project is the date that the Project's Notice of Preparation was published, which is September 20, 2024. On-site and adjacent land uses, General Plan land use designations, and zoning classifications are shown in **Table 3.3-1** Land Uses/ General Plan Land Use Designations/Zoning Classifications.

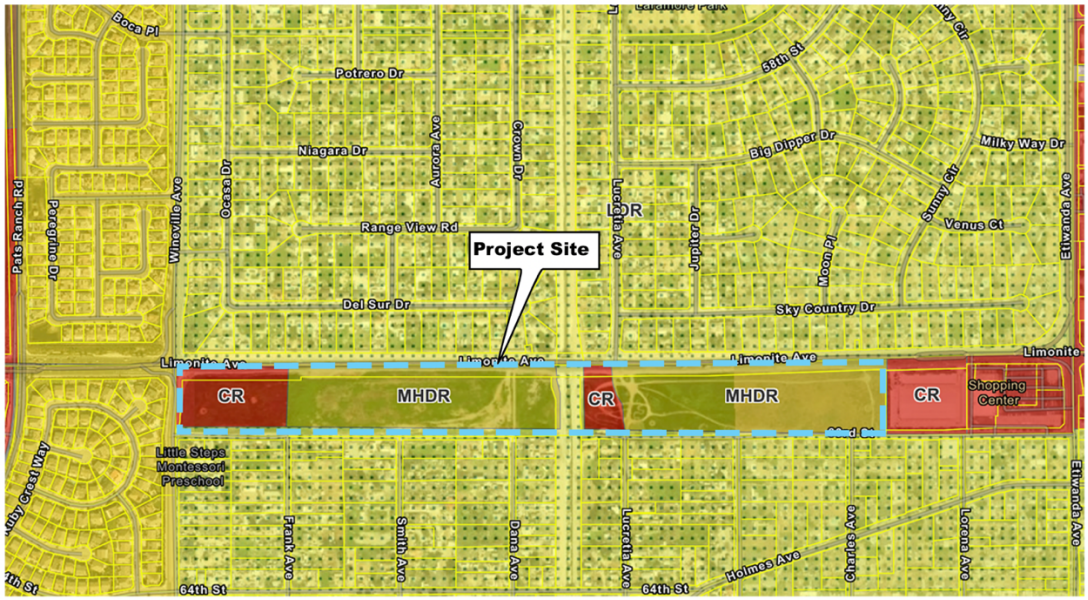
### Table 3.3-1 Land Uses / General Plan Land Use Designations / Zoning Classifications

| Location | Current Land Use | General Plan Land Use Designation | Zoning |
|---|---|---|---|
| Site | Vacant | MHDR (High Density Residential)[1]<br>CR (Commercial Retail)[2] | PUD-01 (Planned Residential Development Zone) |
| North | Limonite Avenue followed by Single-Family Residential | LDR (Country Neighborhood) | R-A (Residential Agricultural) |
| South | 63rd Street followed by Single-Family Residential | LDR (Country Neighborhood) | A-1 (Light Agriculture with Poultry) |
| East | Commercial | CR (Commercial Retail) | C-1/C-P (General Commercial) |
| West | Wineville Avenue followed by Single-Family Residential | MDR (Medium Density Residential) | R-1 (One (1) Family Dwellings) |

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

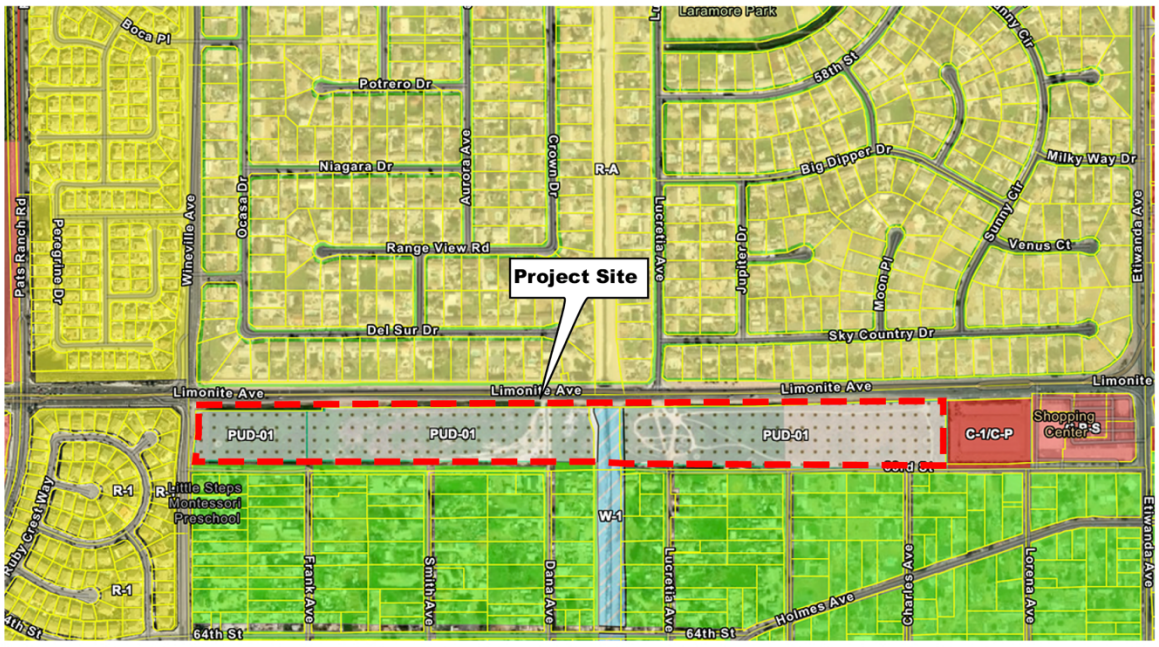
*[1] Western portions of both parcels is designated CR with the eastern portions designated MHDR.*

## Figure 3.2-4 Existing General Plan Land Use




Project Site

## Figure 3.2-5 Existing Zoning




Project Site

## 3.4 Project Objectives

The goal of the Wineville Marketplace Village Project is to implement the City of Jurupa Valley's General Plan for the development of a multiple use residential and commercial Project. The underlying purpose of the Project is to develop a vacant, undeveloped, and under-utilized site in an area of the City. The following is a list of specific objectives that the Project is intended to achieve:

- Housing – Provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of population, lifestyles and family groups.
- Quality of Life – Create a neighborhood that has a unique character and quality with a commitment to exemplary living, working, and recreational environments by providing a mix of uses that includes residential, commercial, and recreational opportunities that meet local, community, and regional needs.
- Recreation and Open Space – Develop recreation area with community pool and spa, open spaces (dog park, rentable garden space, and tot lots), and an integrated trails network with pedestrian, equestrian, and bicycle amenities to create passive and active recreational opportunities to serve residents and the surrounding community.
- Mobility Choices – Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety as alternatives to automobile use. Incorporate two new bus turnouts and multi-use trails systems that facilitate along the Limonite Avenue frontage the ultimate vision of the City.
- Community Design – Transform the area into a visually attractive, welcoming, and safe development and environment.

## 3.5 Proposed Improvements

### *Street Improvements and Access*

#### Internal Streets and Access

The Project site is currently vacant. The Project is proposing to develop improvements including access points, internal streets, pedestrian sidewalks and trails, including for equestrian and bicycle use.

The design of Project streets and access points will be based on City Code, which sets the standard for such design. The proposed streets and driveways will be designed in accordance with all applicable design and safety standards required by adopted fire codes, safety codes, and building codes.

The Project is proposing a network of pedestrian and equestrian trails. The pedestrian sidewalks and trails will run the perimeter of the Project site as well as the interior. The equestrian trails will run along the south side of 63rd Street and Wineville Avenue and include an equestrian/pedestrian bridge over the Dry Creek Channel with connections to the existing equestrian trail on Limonite Avenue, Wineville Avenue, and Lucretia Avenue. Additionally, 2 bus turnouts will be included in the improvements along Limonite Avenue.

The Project is proposing Class I and Class II bike trails on Limonite and Wineville Avenues with bike racks to be installed in the commercial area.

#### Offsite Improvements - Adjacent Streets and Access

The Project will include the following improvements to Wineville Avenue, Limonite Avenue, 63rd Street, and Lucretia Avenue, which will be enforced through conditions of approval:

**Wineville Avenue:** Wineville Avenue is a north-south oriented roadway located at the western Project boundary.

i) Dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 59-foot right-of-way easterly from the centerline.

ii) Construct roadway (AC pavement, curb gutter, Class II bike lane), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this Project and joining to the curb and gutter.

iii) Construct curb and gutter per the approved lane alignment study through the intersection with Wineville Avenue.

iv) Construct improvements for full three-way intersection with 63rd Street including curb returns at the northeast and southeast corners joining to the existing multi-purpose trail to the south.

v) Relinquish abutter's right of access along the Project frontage except at approved access locations, as shown on the referenced exhibits.

**Limonite Avenue:** Limonite Avenue is an east-west oriented roadway located at the northern Project boundary.

i) The Applicant shall dedicate half-width right-of-way for public street and utility purposes for Limonite Avenue on the Final Map to provide 76-foot right-of-way southerly from centerline.

ii) Ultimate lane configuration of Limonite Avenue and the intersection of Limonite Avenue and Wineville Avenue shall be per the approved Lane Configuration Exhibit prepared by Madole & Associates, Inc. and dated January 2024. Modifications to the intersection of Wineville Avenue and Limonite Avenue will require striping modifications on the west side of the intersection to ensure the lanes are aligned. Final design shall be reviewed and approved by the City Engineer.

iii) Construct roadway (AC pavement, curb gutter, raised median with landscaping), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this project and joining to the curb and gutter per plans and the existing improvements at the Dollar Self Storage facility (11110 Limonite Avenue).

iv) Design and modify traffic signal at Limonite Avenue with Lucretia Avenue and with Wineville Avenue.

v) Relinquish abutter's right of access along the Project frontage except at approved access locations on TTM38541.

**63rd Street:** 63rd Street is an east-west unimproved road along the Project southern boundary.

i) On 63rd Street from Lucretia Avenue to eastern end of the Project, the Applicant shall dedicate 30 feet right-of-way north of existing centerline and construct street improvements including curb and gutter at 20 feet of asphalt pavement north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14 foot parkway with 10 foot multi-purpose trail and landscaping.

ii) On 63rd Street, from Lucretia Avenue to approximately 200 westerly, 63rd Street shall be shown as a cul-de-sac per Standard No. 800A. The Applicant shall dedicate necessary right-of-way and construct full street improvements including curb and gutter, 6-foot sidewalk and landscaping to north right-of-way line and fully reconstructed pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping.

iii) On 63rd Street from Dana Avenue to Wineville Avenue, Applicant shall dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 30-foot right-of-way northerly from the centerline. Applicant shall construct street improvements including curb and gutter at 20 feet north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping.

iv) On 63rd Street at Dana Avenue, Applicant shall dedicate necessary right-of-way and construct knuckle per modified Standard No. 801.

v) On 63rd Street extension crossing Day Creek Channel, west of 63rd Street cul-de-sac, right-of-way shall extend to Day Creek Channel for purposes of a community trail. Required dedication and improvements shall be per the referenced exhibit(s) including the construction of a pedestrian/equestrian bridge crossing Day Creek Channel.

vi) On 63rd Street extension crossing Day Creek Channel, west of Day Creek Channel right-of-way shall extend to Dana Avenue for purposes of a community trail. Required dedication and improvements.

vii) Streetlights shall only be installed on the north side of 63rd Street.

viii) Parking will not be permitted on the south side of 63rd Street.

**Lucretia Avenue:** Lucretia Avenue is a north-south road unimproved roadway that bisects the site to the east of the Day Creek Channel.

i) From Limonite Avenue to 63rd Street the Applicant shall dedicate 74 feet right-of-way and construct street improvements including curb and gutter at 29 feet each side of the centerline, 5-foot sidewalk, a multi-purpose trail, and a landscaped parkway.

### *Water and Sewer Improvements*

#### Water Service

Water service will be provided by Jurupa Community Services District (JCSD). The Project will connect to the existing water service available as a 24-inch line in Limonite Avenue, 12-inch line in Wineville Avenue, and 12-inch line in 63rd Street. The Project proposes installation of new water line in 63rd Street to replace the existing water service line.

#### Sewer Service

Sewer service will be provided by Jurupa Community Services District (JCSD). The Project will connect to the existing sewer service available as 15-inch and 12-inch lines in Limonite Avenue and 18-inch line in 63rd Street.

#### Storm Drainage Improvements

In the proposed Project, the site will maintain three drainage areas, one to the east of the existing Day Creek Channel Subarea A, and two to the west , Subareas B & C. (Preliminary Drainage Study, Appendix G). Storm water will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention volume will be diverted to the existing Day Creek Channel for drainage subareas A and B and to Lateral J-6 located in Wineville Avenue for drainage subarea C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater to erode topsoil downstream.

### *Dry Utilities*

#### *Electricity*

Southern California Edison (SCE) provides electricity to the Project site. Overhead electric distribution lines are present within the right-of-way along Limonite Avenue, Wineville Avenue, and 63rd Street.

#### *Natural Gas*

SoCalGas provides natural gas to the Project site. The nearest SCGC high-pressure distribution line to the Project site is available as a 4-inch line in Limonite Avenue.

#### *Telecommunications*

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 to provide cable TV, internet, telephone, and wireless telephone services to the Project site. The existing telecommunications services in the vicinity of the Project site are supplied by AT&T Distribution and Spectrum.

## 3.6 Construction and Operational Characteristics

### Construction

The Project is proposed to be constructed in a single phase, and it is expected that the Project would commence construction sometime in late 2025 or early 2026 with construction activities occurring over a period of 46 months.

Construction includes construction of on-site roads and off-site road improvements, drainage facilities, and underground wet and dry utilities. The construction activities include site preparation, grading, building construction, paving, and architectural coatings.

During all activities of the Project's construction, construction equipment and materials storage would occur within the Project site. No off-site staging area for trucks or equipment would be required during construction and installation activities. To avoid or minimize temporary construction-related traffic impacts during construction activities, the Project Applicant would be required to prepare and implement a City-approved construction traffic management plan. **Table 3-6.1,** *Construction Equipment Assumptions*, shows the heavy construction equipment that is expected to be used for grading the Project site per the Project's Air Quality & Greenhouse Gas Assessment included as Appendix B.

### Table 3.6-1 Construction Equipment Assumptions

| Activity | Equipment | Number | Hours Per Day |
|---|---|---|---|
| Site Preparation | Rubber Tired Dozers | 3 | 8 |
| | Tractors/Loaders/Backhoes | 4 | 8 |
| Grading | Excavators | 2 | 8 |
| | Graders | 1 | 8 |
| | Rubber Tired Dozers | 1 | 8 |
| | Scrapers | 2 | 8 |
| | Tractors/Loaders/Backhoes | 2 | 8 |
| Building Construction | Cranes | 1 | 7 |
| | Forklifts | 3 | 8 |
| | Generator Sets | 1 | 8 |
| | Tractors/Loaders/Backhoes | 3 | 7 |
| | Welders | 1 | 8 |
| Paving | Pavers | 2 | 8 |
| | Paving Equipment | 2 | 8 |
| | Rollers | 2 | 8 |
| Architectural Coating | Air Compressors | 1 | 6 |

Source: Air Quality & Greenhouse Gas Assessment (Appendix B).

## Operational Characteristics

The Project would result in the development of 232 dwelling units and 24,000 square feet of commercial/retail uses. Assuming an average household size of 3.75, consistent with the household size reported in Table 2.2: *Residential Land Use Statistics and Buildout Projections,* from the City's General Plan Land Use Element, the Project would generate 870 new residents in the City. Please see Section 4.13, *Population and Housing*, for additional information.

*Estimated Water, Sewer, and Energy Demand*

Water and sewer service would be provided by Jurupa Community Services District (JCSD) during the operation of the Project via connections within Limonite and Wineville. The water connection within Limonite Avenue would connect via the existing 24-inch water main pipe and the existing 12-inch water main pipe in Wineville Avenue. The sewer lines within 26th Pats Ranch Road would connect via an existing 10-inch to 12-inch sewer pipe.

JCSD is responsible for supplying potable water to the Project site. Water use for the Project was estimated by using the CalEEMod Datasheets that are included as part of Appendix B. The Project is estimated to have a water demand of 38.76 acre-foot per year (or 34,603 gallons per day).[1]

The JCSD is responsible for wastewater/sewer services, however wastewater is processed at the Western Riverside County Regional Wastewater Authority's Wastewater Treatment Plant (WRCRWA) operated by the Western Municipal Water District (WMWD). Based on the WMWD's Equivalent Dwelling Unit (EDU) of 200 gpd (3.01 people/EDU) for the residential portion of the Project and 1,700 gpd/acre for the commercial portion of the Project, the estimated wastewater generation is 57,807 gpd for the residential uses and 6,800 gpd for the commercial uses for a total of 64,607 gpd.

Based on calculations from the Project's energy analysis (Section 4.6 of this EIR), the Project's energy use is estimated at approximately 2,009,673 kilowatt hours (kWh) per year, and natural gas usage is estimated at approximately 7,940,455 thousand British thermal units per year (kBTU/yr).

*Estimated Traffic Generation*

The Project's traffic generation was calculated in the Traffic Impact Analysis (see Appendix N) in this Draft EIR. Traffic generation is used for the purpose of analyzing impacts related to air quality, greenhouse gas emissions, energy, and noise. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. Trip generation for the Project was conservatively developed using rates from the ITE Trip Generation Manual (11th Edition) for Land Use Codes 210: Single-Family Detached Housing, 215: Single-Family Attached Housing, 934: Fast-Food Restaurant with Drive-Through Window, and 822 Strip Retail Plaza. The proposed Project is anticipated to generate a total of 4,047 net external daily trips with 227 trips during the AM peak hour and 244 during the PM peak hour.

*Summary Discretionary Approvals*

The City of Jurupa Valley has primary approval responsibility for the proposed Project. As such, the City serves as the Lead Agency for this EIR pursuant to CEQA Guidelines § 15050. Accordingly, the City's Planning Commission will hold a public hearing to consider the Final EIR, the Project's General Plan Amendment, Change of Zone, Tentative Tract Map, and Site Development Permit. The Planning Commission will make advisory recommendations to the City Council on whether to approve, approve with changes, or deny the proposed entitlements.

The City Council will consider the information contained in the Final EIR and other documents and testimony in its decision-making processes and will approve or deny the General Plan Amendment, Change of Zone, Tentative Tract Map, and Site Development Permit. A list of the primary actions under City jurisdiction is provided in **Table 3.6-2,** *Matrix of Project Approvals/Permits*.

*Related Environmental Review and Consultation Requirements*

Subsequent to approval of the Project entitlements, additional discretionary and ministerial actions may be necessary to implement the proposed Project. These include, but are not limited to grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, storm water permit(s) (National Pollutant Discharge Elimination System [NPDES]). **Table 3.6-2** provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This EIR will cover all federal, State, and local government approvals which may

[1] Air Quality & Greenhouse Gas Emissions Assessment (Appendix B)

be needed to construct or implement the Project, whether explicitly noted in **Table 3-6.2** or not (CEQA Guidelines § 15124[d]).

### Table 3.6-2 Matrix of Project Approvals / Permits

| Public Agency | Approvals and Decisions |
|---|---|
| **City of Jurupa Valley Discretionary Approvals** | |
| City of Jurupa Valley Planning Commission | Provide recommendations to the City of Jurupa Valley City Council regarding certification of the Project's EIR.<br><br>Provide recommendations to the City of Jurupa Valley City Council whether to approve Wineville Marketplace Village MA22248, General Plan Amendment No. 22006, Change of Zone No. 22006, Tentative Tract Map No. 38541, and Site Development Plan No. 22072. |
| City of Jurupa Valley City Council | Reject or certify this EIR along with appropriate CEQA Findings.<br><br>Approve or deny the proposed Wineville Marketplace Village MA22248, General Plan Amendment No. 22006, Change of Zone No. 22006, Tentative Tract Map No. 38541, and Site Development Plan No. 22072.<br><br>Potential Community Facilities District to fund infrastructure improvements. |
| **City of Jurupa Valley Subsequent Discretionary and Ministerial Approvals** | |
| City of Jurupa Valley Community Development Department | Approve Final Tentative Tract Maps and Site Development Permits. |
| City of Jurupa Valley Engineering Department | Issue Grading Permits.<br><br>Approve Road Improvement Plans.<br><br>Issue Encroachment Permits.<br><br>Approve Infrastructure Plans.<br><br>Approve Water Quality Management Plan. |
| City of Jurupa Valley Building and Safety Department | Issue Building Permits. |
| **Other Agencies-Subsequent Approvals and Permits** | |
| Santa Ana Regional Water Quality Control Board (RWQCB) | Issuance of a Construction Activity General Construction Permit. |

| | |
|---|---|
| | Compliance with National Pollutant Discharge Elimination System (NPDES) Permit. Waste Discharge Requirements. |
| Riverside County Flood Control & Water Conservation District (RCFCWCD) | Approvals for construction of stormwater drainage connections. |
| Jurupa Community Services District (JCSD) | Approval of water and sewer improvements. |
| South Coast Air Quality Management District (SCAQMD) | Issuance of construction-related permits. |

# 4.0 Environmental Analysis

## 4.0.1 Scope of the EIR

In accordance with CEQA Guidelines §§15126–15126.4, this EIR Section 4.0, *Environmental Analysis*, provides analyses of potential direct, indirect, and cumulatively considerable impacts that could occur from constructing, and operating the proposed Project.

In compliance with the procedural requirements of CEQA, the City of Jurupa Valley prepared a Notice of Preparation (*Appendix A*) to determine the scope of environmental analysis for this EIR. Public comment on the scope of this EIR consisted of written comments received by the City of Jurupa Valley in response to the NOP. A Scoping Meeting was held on June 3, 2025, and resulted in no agency or public comments. Taking all known information and public comments into consideration, 18 primary environmental subject areas are evaluated in Section 4.0, as listed below. Each subsection of Section 4.0 evaluates several specific subject matters related to the general topic of the subsection. The title of each subsection is not limiting; therefore, refer to each subsection for a full account of the subject matters addressed therein. Environmental issues and their corresponding sections are:

4.1 Aesthetics
4.2 Agricultural and Forestry Resources
4.3 Air Quality
4.4 Biological Resources
4.5 Cultural Resources
4.6 Energy
4.7 Geology and Soils
4.8 Greenhouse Gas Emissions
4.9 Hazards and Hazardous Materials
4.10 Hydrology and Water Quality
4.11 Land Use and Planning
4.12 Noise
4.13 Population and Housing
4.14 Public Services
4.15 Recreation
4.16 Transportation
4.17 Tribal Cultural Resources
4.18 Utilities and Service Systems

Sections 4.1 through 4.18 provide analysis of impacts for those environmental topics where it was determined that the Project could result in "potentially significant impacts." Each topical section includes the following information:

- A description of the existing setting including a discussion of the regulatory framework, if applicable.
- Identification of thresholds of significance.
- Analysis of potential Project effects.
- Identification of additional Project-specific mitigation measures, if required, to reduce the identified Project impacts.
- Identification of the level of significance of impacts after mitigation, including unavoidable significant adverse impacts.
- Evaluation of potential cumulative impacts.

### 4.0.2 Organization of Environmental Analysis

To assist the reader with comparing information between environmental issues, each section is organized under seven major headings:

- Existing Conditions
- NOP / Scoping Meeting Comments
- Regulatory Framework
- Methodology
- Thresholds of Significance
- Environmental Impact Analysis
- Cumulative Impact Analysis

In addition, Section 1.0, *Executive Summary*, summarizes all impacts by environmental issue.

### 4.0.3 Terminology Used in This EIR

The level of significance is identified for each impact in this EIR. Although the criteria for determining significance are different for each topic area, the environmental analysis applies a uniform classification of the impacts based on definitions consistent with CEQA and the CEQA Guidelines:

- **No impact.** The project would not change the environment.
- **Less than significant.** The project would not cause any substantial, adverse change in the environment.
- **Significant impact.** A substantial or potentially substantial adverse change in the physical environment would occur and would exceed the threshold(s) of significance presented in this EIR, requiring the consideration of mitigation measures.

Each Subsection also includes a discussion or listing of the applicable regulatory criteria (laws, policies, regulations, etc.) that the Project is required to comply with (if any). If impacts are identified as significant after mandatory compliance with regulatory criteria, feasible mitigation measures are presented that would either avoid the impact or reduce the magnitude of the impact. The following terms are used to describe the level of significance following the application of recommended mitigation measures:

- **Less than significant with mitigation incorporated.** A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this EIR; however, the impact can be avoided or reduced to a less- than-significant level through the application of feasible mitigation measure(s).
- **Significant and unavoidable.** A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this EIR. Feasible and enforceable mitigation measure(s) that have a proportional nexus to the Project's impact are either not available or would not be fully effective in avoiding or reducing the impact to below a level of significance.

| Significant and Unavoidable Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|
| Impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. | 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 EIR, 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 that 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 resource, Plans, Policies, or Programs (PPP) were assumed and accounted for in the assessment of impacts for each resource. Mitigation Measures were formulated only for those resources 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 indicated in the analysis.

### 4.1.1 Scope of Cumulative Impact Analysis

CEQA Guidelines Section 15130(b)(1) states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

*A. A list of past, present and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency.*

*B. A summary of projections contained in an adopted General Plan or related planning document designed to evaluate regional or area-wide conditions.*

The cumulative impact analysis in this EIR uses both Method A and Method B. Method B uses the City of Jurupa Valley's comprehensive General Plan, which was adopted by the Jurupa Valley City Council on September 7, 2017. Cumulative impact analyses also use the projections in long-range planning documents, such as the Southern California Association of Governments in its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the South Coast Air Quality Management District's 2022 Air Quality Management Plan (AQMP). This information was supplemented with a list of related projects (Method A), described in detail below.

Cumulative impact analyses for several topical sections are also based on the most appropriate geographic boundary for the respective impact. For example, cumulative air quality impacts are based on the South Coast Air Basin (SCAB), which includes other jurisdictions besides the City of Jurupa Valley. The approach for each topical section is further discussed below. Several potential cumulative impacts that encompass regional

boundaries (e.g., air quality, greenhouse gases, traffic) have been addressed in the context of various regional plans and defined significance thresholds. The following is a summary of the approach and extent of cumulative impacts, which is further detailed in each topical environmental section.

- **Aesthetics.** Aesthetic impacts are based on the regional scenic resources specified in the City's General Plan, such as the Pedley Hills, Jurupa Mountains, and the Santa Ana River.
- **Agricultural and Forestry Resources.** This cumulative impact analysis considers development of the Project in conjunction with other development projects and planned development in the City.
- **Air Quality.** Air quality impacts are based on the regional boundaries and emissions standards of the South Coast Air Basin.
- **Biological Resources**. The cumulative impact analysis for biological resources considers development of the proposed Project in conjunction with other development projects in the vicinity of the Project site. The cumulative impact evaluation also takes into consideration the geographic area covered by the Western Riverside County MSHCP, which is the prevailing habitat conservation plan applicable to the Project site.
- **Cultural Resources.** Cultural resources impacts are site specific and generally do not combine to result in cumulative impacts. This cumulative impact analysis considers development of the Project site in conjunction with other development projects in the vicinity of the Project site.
- **Energy.** Energy impacts are based on the service areas of Southern California Edison and SoCalGas.
- **Geology and Soils.** Geologic and soils impacts are site specific and generally do not combine to result in cumulative impacts. However, the cumulative analysis considers the Project site and nearby related projects.
- **Greenhouse Gas (GHG) Emissions.** Potential GHG emission impacts are not bounded by geography but affect global climate change. The assessment of cumulative GHG impacts, therefore, is based on the regional boundaries and emissions standards of the South Coast Air Basin.
- **Hazards and Hazardous Materials.** Cumulative analysis highlights the regulatory requirements related to the storage, handling, and use of hazardous substances. Project impacts, however, are site specific, and generally would not combine with impacts of other projects to result in cumulatively considerable impacts. However, the cumulative analysis considers the Project site and nearby related projects.
- **Hydrology and Water Quality.** The cumulative impact analysis for hydrology and water quality analysis considers potential hydrology and water quality effects of the Project in conjunction with other development projects in the vicinity of the Project site, as well as other projects located in the Santa Ana River Basin and the Upper Santa Ana Valley Groundwater Basin.
- **Land Use and Planning.** Cumulative analysis for land use consistency considers the Project's impacts in conjunction with the City's General Plan and SCAG's Connect SoCal.
- **Noise.** Cumulative traffic noise is assessed relative to applicable City's CEQA Guidelines noise-level standards and considers development, including construction and long-term use, of the proposed Project in conjunction with other development projects in the vicinity of the Project site. The study area is aligned with the traffic study area.

- **Population and Housing.** The cumulative impact analysis for population and housing considers development of the Project in conjunction with other development projects in the vicinity of the Project site. The cumulative impact evaluation also takes into consideration growth projections identified in SCAG's Connect SoCal and the City's General Plan.
- **Public Services.** Public services impacts are based on the service areas of Riverside County Sheriff, Riverside County Fire Department, Jurupa Unified School District and Riverside County Library System.
- **Recreation.** This cumulative impact analysis considers development of the Project in conjunction with other development projects and planned development within two miles of the Project site.
- **Transportation.** Cumulative analysis for transportation impacts related to Vehicle Miles Traveled (VMT) considers development in the WRCOG region and the land use assumptions contained in the Connect SoCal, (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy).
- **Tribal Cultural Resources.** Cumulative analysis considers development of the proposed Project in conjunction with other planned development project in the vicinity of the Project site that are in the northwestern area of Riverside County and the traditional use area of the Soboba Band of Luiseño Indians, the Gabrieleño Band of Mission Indians-Kizh Nation, the Morongo Band of Mission Indians, and the Yuhaaviatam of San Manuel Nation.
- **Utilities and Service Systems.** The cumulative area considered for water supply and wastewater-related issues is the service area of the JCSD. Cumulatively, development within the watershed will result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics. Cumulative impacts resulting from solid waste are controlled through development of the General Plan.

**Table 4.0-1** shows the cumulative projects within an approximately 2-mile radius of the Project site based on the date of the Project's NOP, September 2024. The table specifies dwelling units, and the nonresidential area associated with the projects. **Figure 4.0-1** gives a graphical representation of the project locations.

### Table 4.0-1 Cumulative Project List

| Project ID No. | Project/Status | Land Uses | Dwelling Units | Non-Residential (sf) |
|---|---|---|---|---|
| 1 | Vernola Ranch Specific Plan / Approved | Residential | 1,156 | --- |
| 2 | Vernola Marketplace Apartments Phase B / Approved | Residential | 208 | --- |
| 3 | I-15 Storage (Self-storage) / In Process | Mini-warehouse | --- | 135,705 |
| 4 | Paradise Knolls Planning Area 5 / Approved | Residential l | 221 | --- |
| 5 | Monte Vista Townhomes. / In Process | Residential | 58 | --- |

Sources: City of Jurupa Valley Cumulative Project List

**Figure 4.0-1 Location of Cumulative Projects**



# 4.1 Aesthetics

## 4.1.1 Introduction

This section evaluates the Project's consistency with the City's General Plan and Municipal Code requirements governing scenic quality.

## 4.1.2 Existing Conditions

A review of aerial imagery from Google Earth indicates that the property has been undeveloped vacant land since at least 1994. The Phase 1 Environmental Site Assessment aerial photos indicate from 1931 and prior to 1967 the site was used for dry farming and since 1967 has remained vacant undeveloped land. (Appendix L) Current disturbances include foot traffic, off-road driving, and minor trash dumping. The surface cover is composed of nonnative grassland with a few patches of native shrubs. The site appears to be mechanically disturbed by discing for annual weed and fire abatement with areas disturbed by off-road vehicle use. Limonite Avenue on the north boundary of the Project site is a divided, paved 4-lane roadway with curbing and gutters on the north side of the roadway. Wineville Avenue on the west side of the Project site is a paved 4-lane roadway that narrows to 2 lanes south of the Project site with curbing, gutters, and sidewalks on the north side and horse trails on the east side.

Site photographs are provided in **Figures 4.1.2-1, 4.1.2-2, 4.1.2-3, and 4.1.2-4.**

**Figure 4.1.2-1 View Looking Southeast From the Intersection of Limonite and Wineville**



**Figure 4.1.2-2 View Looking Southwest from channel crossing on Limonite**




**Figure 4.1.2-3 View Looking Southwest from Northwest corner of property on Limonite**



**Figure 4.1.2-4 View Looking North from channel crossing on Limonite**




### 4.1.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. No comments were received concerning aesthetics. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to aesthetics.

### 4.1.4 Regulatory Framework

The following is a brief description of the federal, state, and local environmental laws and regulations related to aesthetics.

#### Federal Regulations

There are no Federal regulations that apply to aesthetics.

#### State Regulations

#### State Scenic Highways

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The State laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263. A highway may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape,

and the extent to which development intrudes upon the traveler's enjoyment of the view. (Caltrans, 2022).

## Local Regulations

### 4.1.5 City of Jurupa Valley General Plan

The City of Jurupa Valley General Plan identifies policies that relate to aesthetic resources within the City. The specific policies outlined in the City's General Plan that are related to aesthetics and that apply to the Project are listed in **Table 4.11.2**- *General Plan Consistency Analysis* in EIR Section 4.11, *Land Use and Planning*.

The Wineville Marketplace PUD-01 Development Plan features are summarized as follows:

- No residential building or structure shall exceed fifty (50) feet in height.
- No commercial building or structure shall exceed forty (40) feet in in height.
- On commercial buildings or structures all roof mounted mechanical equipment shall be screened from public view.
- Mechanical equipment such as air conditioning units or other similar types of equipment shall not be mounted on any residential roof and must be located behind privacy walls or landscape screening.

### 4.1.6 Methodology

The Project site and surrounding areas were reviewed to determine the site's existing condition and aesthetic features. The Project's plans were reviewed to determine the Project's potential to obstruct views of scenic vistas from public vantage points; damage scenic resources within a state scenic highway corridor; conflict with applicable zoning and other regulations governing scenic quality; or to create a new source of substantial light or glare which would adversely affect day of nighttime views in the area. Additionally, the City's General Plan and Municipal Code were evaluated to determine the potential impacts of the proposed Project regarding light, glare, and aesthetics.

### 4.1.7 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to aesthetics. Based on these significance thresholds, a project would have a significant impact on aesthetic resources if it would:

***a) Have a substantial adverse effect on a scenic vista?***

**Under the City's local significance threshold, the project would have significant effects if:** The project would substantially block public views of a scenic vista that is visible from a scenic corridor as identified by General Plan Figure 4-23.

Note: Scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscape. In general, scenic resources include natural areas that are visible to the public and include natural landmarks, hills and mountain peaks,

ridgelines, floodplains and stream channels, agricultural fields, mature trees and agricultural windbreaks, riparian woodlands, and other prominent or unusual landscape features. Scenic backdrops include hillsides and ridges that rise above or are adjacent to urban or rural areas or highways.

**b)** ***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 within a state scenic highway, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.

**Under the City's local significance threshold, the project would have significant effects if:** 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.

***c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with General Plan policies or Municipal Code requirements pertaining to scenic quality.

**d)** ***Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?***

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with General Plan Policy COS 10.1, which requires outdoor lighting to be shielded and prohibits outdoor lighting that:

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

### 4.1.8 Environmental Impact Analysis

| 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project would substantially block public views of a scenic vista that is visible from a scenic corridor as identified by General Plan Figure 4-23.

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

#### Plans, Policies, and Programs

**PPP 4.1-1** 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.

**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.

**PPP 4.1-3** Jurupa Valley Municipal Code section 9.238.060 provides that permits and uses shall conform to the development standards, conditions, and any special restrictions contained in the adopted PUD.

#### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to Aesthetics Threshold a.

#### Impact Analysis

The City's General Plan defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas (City of Jurupa Valley, 2017a, pp. 1-17 - 1-19). The Project site is located approximately 1.32 miles north of the Santa Ana River, approximately 3.9 miles southwest of the Jurupa Mountains, and 4.2 miles west of the Pedley Hills. Due to distance from identified scenic vistas, intervening development, and topography, the Project site and the immediately surrounding area do not provide publicly accessible vantage points to view these scenic areas. Further, the Project site is not located near a scenic corridor, as shown on Figure 4-23, Jurupa Valley Scenic Corridors and Roadways, of the City's General Plan. (City of Jurupa Valley, 2017a, pp. 4-47.)

The public rights-of-way surrounding the Project site provide distant and partial views of the Jurupa Mountains (approximately 4 miles) to the northeast; San Gabriel Mountains (approximately 14.5 miles)

to the north, Norco Hills (approximately 2.25 miles) to the south; and Santa Ana Mountains (approximately 9 miles) to the southwest (Google Earth, 2025).

**PPP 4.1-3** will limit building height and provide building setbacks between structures. **Tables 3.1-1 and 3.1-2** in Section 3.0 Project Description provides the proposed Project's development standards that includes maximum building heights of 40-feet, lot sizes, and required setbacks. Additionally, **PPP 4.1-2** requires the undergrounding of utilities, thus limiting any blocking to existing views. Views of the Santa Ana River, Jurupa Mountains, and Pedley Hills 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.

Although the Project would result in the development of the site with the proposed commercial uses and residential homes, due to the orientation and height of the proposed buildings, the on-site structures would not substantially block the partial views to these landforms. The partial views to these natural landforms would still be publicly available from the surrounding rights-of-way following the development of the Project site. As a result, the implementation of the Project does not have the potential to have a substantial adverse effect on scenic vistas and impacts would be less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| 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? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** 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 .

### Plans, Policies, and Programs

There are no PPPs applicable to scenic highways.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to Aesthetics Threshold b.

### Impact Analysis

According to the California Department of Transportation, the Project site is not located along a State scenic highway[2]. Additionally, no trees, rock outcroppings, historic buildings or other kinds of scenic resources of significant value are located on the Project site. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway[3].

### Level of Significance Before Mitigation

No impacts on scenic resources would occur.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No impact.

| 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with the General Plan policies or Municipal Code Requirements pertaining to scenic quality.

### Plans, Policies, and Programs

There are no PPPs applicable to the Project pertaining to scenic quality.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining 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.[4] 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

[2]California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed September 18, 2024.

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

[4] California Legislative Information. Public Resources Code Division 13 Environmental Quality, Chapter 2.5. Definitions [21060 - 21074]. Website: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=2.5.&article=. Accessed February 16, 2025.

Bernardino, CA Urbanized Area[5]. As such, the Project is subject to the City's applicable regulations governing scenic quality.

*Construction*

During construction, the Project would result in a temporary change to the visual character of the Project site from a predominantly undeveloped site to an active construction site with construction equipment, staging areas, construction machinery, and temporary fencing. Following the completion of the construction activities, all construction equipment would be removed from the Project site. Project-related changes to local visual character and quality during Project construction would be less than significant due to the temporary nature of construction activities. Further, the temporary presence of construction equipment within a property under construction is common and would not conflict with applicable zoning and other regulations governing scenic quality.

*Operation*

The Project's design, including site layout, architecture, and landscaping, is required to comply with the City's Municipal Code design guidelines, which express the desired character of development, ensure a consistent level of quality, accommodate emerging architectural and product trends, and support green building practices. Accordingly, through implementation of the City's Standards and Design Guidelines, the design and appearance of the Project would ensure that the development on the Project site is aesthetically pleasing and would not substantially degrade the existing visual character of the Project site and its surroundings from public views. Therefore, impacts would be less than significant. Below is an analysis of the Project's consistency with applicable regulations related to scenic quality.

*City of Jurupa Valley General Plan*

As presented in Subsection 4.11, *Land Use and Planning*, of this EIR, the Project does not 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, including policies outlined in the City's General Plan. Refer to **Table 4.11-2** in Section 4.11, *Land Use and Planning,* of this EIR for the consistency analysis of the General Plan goals and policies that relate to project design, visual character, and scenic quality.

*City of Jurupa Valley Municipal Code*

Development of the project has been submitted to the City of Jurupa Valley Community Development Department for review and processing. **PPPs 4.1-1** through **4.1-4** are required and include development standards for the General Commercial and PUD Zones along with outdoor lighting and undergrounding of utilities for the Project. The City's Community Development Department shall review all plans for consistency with the applicable zoning and other regulations governing scenic quality. With implementation of these regulations, impacts would be less than significant.

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

Mitigation is not required.

[5] 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 February 16, 2025.

## Level of Significance After Mitigation

Less than significant.

| 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with General Plan Policy COS 10.1, which requires outdoor lighting to be shielded and prohibits outdoor lighting that:

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

## Plans, Policies, and Programs

**PPP 4.1-1** 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.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to Aesthetics Threshold d.

## Impact Analysis

### *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 4.1-1**, impacts relating to light and glare will be less than significant as California Green Building Standard Code Section 5.106.8, Light Pollution Reduction,

includes minimum requirements for outdoor lighting systems to comply with backlighting, uplighting, and glare effects.

*Building Material Glare*

The primary exteriors of the future structures will vary dependent on the architectural style that includes Craftsman, Farmhouse, and Adobe Ranch. Exteriors will consist of non-reflective materials including stucco, fiber cement siding, vertical board & batten, and brick veneer. Roofing material will include asphalt shingles and clay tiles which are non-reflective materials. Each building design will be evaluated for compliance with City Code. Therefore, potential glare from the proposed Project is considered to be less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

### 4.1.9 Cumulative Impact Analysis

As discussed under Threshold a), the City's General Plan specifies the Pedley Hills, Jurupa Mountains, and Santa Ana River as scenic resources and publicly accessible vantage points that provide views of these scenic resources are considered scenic vistas. The EIR also evaluated impacts to views of Mount Rubidoux in the City of Riverside because it is within one mile of the Project site and is considered a scenic resource by the City of Riverside. Due to the project site's distance from these resources, intervening development, and topography relative to these scenic resources, the development of the proposed Project would not block public views of the Pedley Hills, Jurupa Mountains, the Santa Ana River, or Mount Rubidoux.

The reasonably foreseeable development projects listed in **Table 4.0-1**, *Cumulative Projects List*, would not have any impacts that would directly combine with the development proposed on the Project site because of their distance to the Project site. Therefore, the Project, in conjunction with other planned or approved projects, would not have cumulatively considerable impacts on scenic vistas.

As discussed under Threshold b), the Project site does not contain any scenic resources, such as trees, rock outcroppings, or historic buildings. Additionally, there are no designated or eligible State Scenic Highways adjacent to the Project site. Therefore, the proposed Project has no impact on a scenic resource within a scenic highway, nor does it contribute to a cumulatively significant impact in this regard. Therefore, the Project, in conjunction with other planned or approved projects, would not have cumulatively considerable impacts on a state scenic highway.

As discussed under Threshold c), the Project site is in an unurbanized area that is developed with residential and commercial uses. Therefore, the proposed Project would not result in direct impacts related to conflicts with applicable zoning and other regulations governing scenic quality. Future development projects would be required to comply with the applicable City development standards and design guidelines, which are consistent with the General Plan. The reasonably foreseeable development projects listed in **Table 4.0-1**, *Cumulative Projects List*, would have to comply with applicable zoning or other regulations regarding scenic quality. Therefore, the Project, in conjunction with other planned or

approved projects, would not have cumulatively considerable impacts regarding conflicts with applicable zoning and other regulations governing scenic quality.

As discussed under Threshold d), mandatory compliance with the applicable requirements of the City's development standards regulating light and glare would ensure the proposed Project would result in less-than-significant impacts to light and glare, and daytime and nighttime views. Other development projects in the region also would be subject to the same or similar lighting standards. Therefore, the Project, in conjunction with other planned or approved projects, would not have cumulatively considerable impacts on light and glare.

# 4.2 Agriculture and Forestry Resources

## 4.2.1 Introduction

The following analysis in this section is based primarily on information obtained from the California Department of Conservation (DOC) Farmland Mapping & Monitoring Program (FMMP) (DOC, 2018), City of Jurupa Valley General Plan (City of Jurupa Valley, 2017a), and the Phase 1 Environmental Site Assessment, Wineville Market and Villages, PETRA Geosciences, Inc. All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.2.2 Existing Conditions

### *Regional Agricultural Setting*

According to the Riverside County Agricultural Commissioner's Office, in a document entitled, "Riverside County Agricultural Production Report 2018," the top three categories of agricultural resources cultivated in Riverside County (by value) are nursery stock, milk, and table grapes (RCACO, 2018, p. 2). In 2018, the total gross value of agricultural production in Riverside County was approximately $1.30 billion, which represents a 6.3% increase from 2017 when total values slightly exceeded $1.22 billion. In terms of dollar value, agriculture is reported as the largest industry in Riverside County (RCACO, 2018, p. 1).

The Department of Conservation reports that agricultural lands face continuing pressure from urbanization and rising production costs. The DOC's "California Farmland Conversion Report, 2014- 2016" summarizes land use conversion between 2014 and 2016 (the most recent years for which information has been reported by the DOC), and states that Riverside County as a whole experienced a net loss of 3,635 acres of "Important Farmland" between 2014 and 2016, representing a decline of 0.86% from a total of 423,470 acres inventoried in 2014 (CDC, 2016, Table A-25). "Important Farmlands" include Prime Farmland, Statewide Important Farmland, Unique Farmland, and Farmland of Local Importance. (DOC, 2004)

### *Historic and Existing Site Conditions*

A review of aerial imagery from Google Earth indicates that the property has been undeveloped vacant land since at least 1994. Based on information and aerial photography obtained for the Phase 1 Environmental Site Assessment (Appendix L), portions of the Project site appear to have been utilized for dry farming from at least 1931 until sometime after 1967 and before 1975.

### *Agricultural Land Classifications*

According to the California Department of Conservation (CDC) Important Farmland Finder Map (see Figure 4.2-1, *FMMP Farmlands Map*), the Project site consists of "Farmland of Local Importance".

### *Williamson Act Land Preserves and Agricultural Reserves*

Agricultural preserves are the result of Riverside County's participation in the California Land Conservation Act (CLCA) of 1965, also known as the Williamson Act, CA Gov. Code § 51200, et seq. This program allows owners of agricultural land to have their properties assessed for tax purposes on the basis of agricultural production rather than current market value. The main purpose of the Act is to encourage property owners to continue to farm their land, and to prevent the premature conversion of farmland to urban uses. According to Riverside County Map My County website, the Project site is not under a Williamson Act Contract (RCIT, 2020).

*Forestry Resources*

No forestry resources are located on the Project site or in the immediate vicinity of the Project site (Google Earth Pro, 2024). The Project site is not zoned for forestry uses. According to the City's General Plan Program EIR, there are no properties within the City that are zoned for forest land, timberland, or timberland production (City of Jurupa Valley, 2017b). None of the on-site vegetation is associated with forest land. As such, there are no forestry resources within the Project site.

### 4.2.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received concerning agriculture and forestry resources.

### 4.2.4 Regulatory Framework

The following is a brief description of the federal, state, and local environmental laws and regulations related to agricultural and forestry resources.

#### *Federal Regulations*

There are no Federal regulations that are applicable to the Project for agricultural and forestry resources.

#### *State Regulations*

##### California Land Conservation Act (CLCA)

The California Land Conservation Act (CLCA) of 1965, also known as the Williamson Act (CA Gov. Code § 51200, et seq.), enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Pursuant to California Government Code § 51230, counties and cities may establish Agricultural Preserves, which define boundaries of those areas within which the city or county will be willing to enter into contracts pursuant to the CLCA. Contracts pursuant to the CLCA are only allowed for areas within established Agricultural Preserves. Agricultural Preserves generally must be at least 100 acres in size; however, a city or county may allow for lesser acreage if a finding is made that the characteristics of the agricultural enterprises in the area are unique and that the establishment of preserves of less than 100 acres is consistent with the general plan of the county or city. Once established, land uses within an Agricultural Preserve must be agricultural in nature, or other such uses that are not incompatible with agricultural uses. For lands within Agricultural Preserves, individual landowners may enter into a Contract with a county or city, which would provide for the exclusion of uses other than agricultural, and other than those compatible with agricultural uses, for the duration of the Contract, even if the land is sold to a new owner. In return for entering into a Contract, the landowner is granted preferential taxes that are based upon agricultural and related land uses rather than fair market value. Contracts may start a wind-down and termination process at the option of the landowner or local government by initiating the process of term nonrenewal. Under this process, the remaining contract term (nine years in the case of an original term of ten years) is allowed to lapse, with the contract null and void at the end of the term. During the nonrenewal process, the annual tax assessment continually increases each year until it is equivalent to current tax rates at the end of the

nonrenewal period. Under a set of specifically defined circumstances, a Contract may be cancelled without completing the process of term nonrenewal. Contract cancellation, however, involves a comprehensive review and approval process, and the payment of a fee by the landowner equal to 12.5 percent of the full market value of the property in question. (DOC, 2019; CA Legislative Info, n.d.)

### Mapping and Monitoring Program (FMMP)

The goal of the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) is to provide consistent, timely, and accurate data to decision makers for use in planning for the present and future of California's agricultural land resources. To meet this goal, FMMP's objective is to provide maps and statistical data to the public, academia, and local, state, and federal governments to assist them in making informed decisions for the best utilization of California's farmland. The FMMP was established in 1982 in response to what was by then a critical need for data on the nature, location, and extent of farmland, grazing land, and urban built-up areas in the State. Government Code § 65570 mandates FMMP to biennially report to the Legislature on the conversion of farmland and grazing land, and to provide maps and data to local government and the public. The FMMP was also directed to prepare and maintain an automated map and database system to record and report changes in the use of agricultural lands. It was the intent of the Legislature, and a broad coalition of building, business, government, and conservation interests that FMMP be non-regulatory, and provide a consistent and impartial analysis of agricultural land use and change in California. With this in mind, FMMP provides basic data from which observations and analyses can be made in the land use planning process. (DOC, 2004, p. 3)

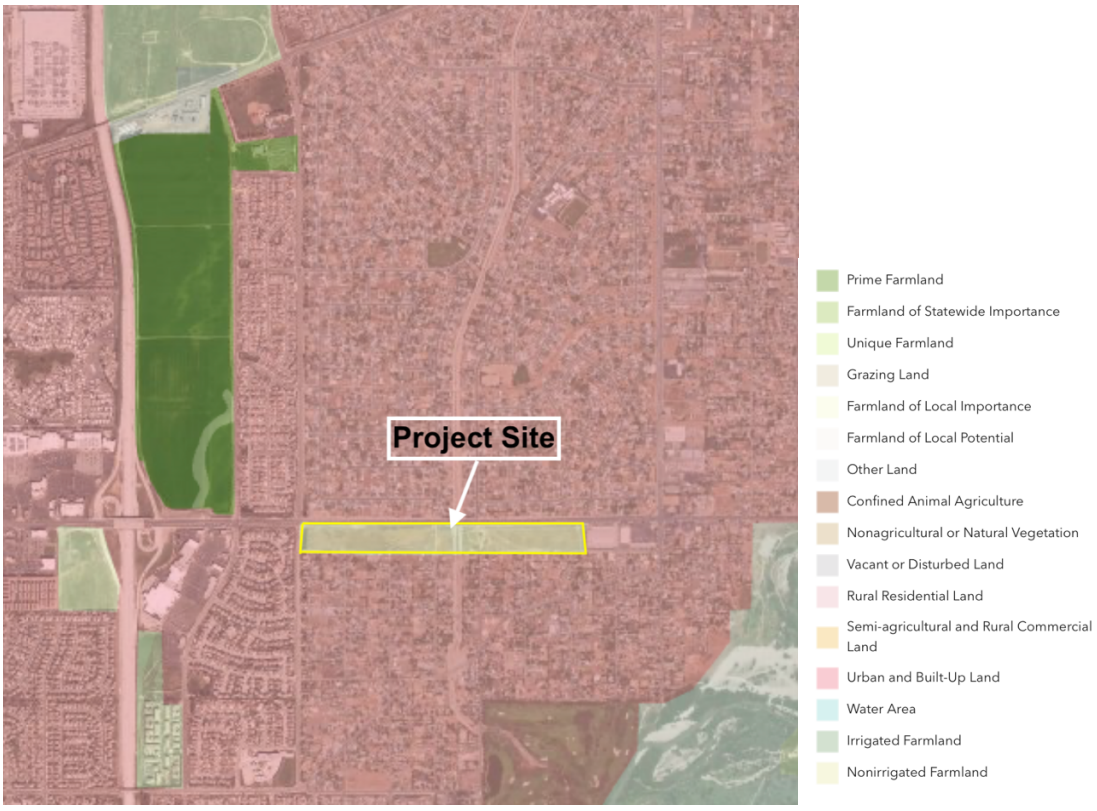
Pursuant to the FMMP, all lands within California are classified into one of seven map categories. The minimum mapping unit is generally 10 acres, except as otherwise noted (DOC, 2004, p. 6). Provided below is a description of the various map categories established by the FMMP:

- **Prime Farmland (P)**: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance (S)**: Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland (U)**: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance (L)**: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land (G)**: Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

- **Urban and Built-Up Land (D)**: Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other uses such as transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- **Other Land (X)**: Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As stated above, the Project site consists of "Farmland of Local Importance" on the FMMP Important Farmland Maps, which are derived from the U.S. Department of Agriculture, Natural Resources Conservation Service soil survey maps using Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified the land's suitability for agricultural production, which included physical and chemical characteristics of soils, as well as specified land use characteristics. (CDC, 2004, p. 5)

### Figure 4.2-1 FMMP Farmlands Map




Source: California Department of Conservation, Farmland Mapping : https://maps.conservation.ca.gov/DLRP/CIFF/

### *Local Regulations*

#### City of Jurupa Valley General Plan

The City of Jurupa Valley General Plan identifies policies that relate to agricultural resources within the City. The specific policies outlined in the City's General Plan that are related to agriculture and forestry resources that apply to the Project are listed in **Table 4.11.2**- *General Plan Consistency Analysis* in EIR Section 4.11, *Land Use and Planning*.

### 4.2.5 Methodology

Project's potential to impact agriculture and forestry resources was based on a review of the current site uses, Land Use Designation, Zoning, characteristics of the Project area, and the Project area's farmland classifications per the General Plan General Plan Figure 4.13, Farmland in Jurupa Valley.

### 4.2.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to agriculture and forestry resources. Based on these significance thresholds, a project would have a significant impact on agriculture and forestry resources if it would:

***e) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

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

**Under the City's local significance threshold, the project would have significant effects if:** The project would 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.

***f) Conflict with existing zoning for agricultural use, or a Williamson Act contract?***

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

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

**Under the City's local significance threshold, the project would have significant effects if:** The project is located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone and the project proposes a use inconsistent with the permitted or conditionally permitted uses in these zones; and/or the project is under an existing Williamson Act Contract pursuant to the California Land Conservation Act of 1965 and implemented by Riverside County Ordinance No. 509 and a Notice of Cancellation.

***g) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources***

***Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).***

**Under the City's local significance threshold, the project would have significant effects if: Not applicable.** There is no land within Jurupa Valley that meets the criteria to be classified as "forest land" or "timberland".

***h) Result in the loss of forest land or conversion of forest land to non-forest use?***

**Under the City's local significance threshold, the project would have significant effects if:** There is no land within Jurupa Valley that meets the criteria to be classified as "forest land".

***i) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest uses?***

**Under the City's local significance threshold, the project would have significant effects if***: The project is located on "Farmland of Local Importance" as shown on General Plan Figure 4.13, Farmland in Jurupa Valley* ***and*** *if 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."*

## 4.2.7 Environmental Impact Analysis

| Threshold 4.2 (a) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project would 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.

### Plans, Policies, and Programs

There are no PPPs applicable to the Project pertaining to agricultural and forestry resources.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to agricultural and forestry resources.

### 4.2.8 Impact Analysis

The Project site is designated as "Farmland of Local Importance" and properties adjacent to the west of the Project site are designated as "Urban and Built-Up Land" by the State Department of Conservation[6]. Additionally, the site is not listed as 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 or the City's General Plan, Farmland in Jurupa Valley, Figure 4.13. In addition, the Project site has not been used for agricultural purposes since at least 1975 and no properties abutting the Project site are classified as Farmland or used for agricultural purposes.[7] Therefore, the proposed Project would not result in the conversion of any Farmland to non-agricultural use.

#### Level of Significance Before Mitigation

Less than significant.

#### Mitigation Measures

Mitigation is not required.

#### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** The project is located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone and the project proposes a use inconsistent with the permitted or conditionally permitted uses in these zones; and/or the project is under an existing Williamson Act Contract pursuant to the California Land Conservation Act of 1965 and implemented by Riverside County Ordinance No. 509 and a Notice of Cancellation.

#### Plans, Policies, and Programs

There are no PPPs applicable to Project related to agriculture.

#### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to agricultural resources.

#### Impact Analysis

*Agricultural Zoning*

The Project site is not located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zones. Additionally, the current zoning classification for the site is PUD (Planned

[6]California Department of Conservation, Farmland Mapping and Monitoring Program, https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48 , accessed February 5, 2025.
[7] Phase 1 Environmental Site Assessment, PETRA Geosciences, Inc, Dated October 25, 2021.

Development Zone ) and the current General Plan designations of the site are MHDR (Medium High Density Residential and CR (Commercial Retail) which do not support agricultural uses. The Project proposes a Change of Zone (CZ) to change the current Planned Unit Development (PUD) to reflect the changes proposed by the Project. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to reflect the residential uses for parcels APN 157-250-011 and 157-250-013 is required as to reflect the changes to the existing PUD-1. The Project proposes a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential). The existing and proposed zoning and land use designations are for residential and commercial uses, and as such are not considered agricultural areas. 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.[8] Existing surrounding areas are listed as Urban and Built-up Land. Land uses include commercial to the east and single-family residential to the north, south and west. The Project site consists of vacant undeveloped land that 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 Before Mitigation

No impacts on scenic resources would occur.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No impact.

[8] California Department of Conservation Riverside Agricultural Preserve Map Exhibits, https://planning.rctlma.org/sites/g/files/aldnop416/files/2024-04/ALL%20AG%20MAPS.pdf, accessed February 2025.

| Threshold 4.2 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** Not applicable. There is no land within Jurupa Valley that meets the criteria to be classified as "forest land" or "timberland".

## Plans, Policies, and Programs

There are no PPPs applicable to the Project pertaining to forest land or timberland production.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to forest land or timberland production.

## Impact Analysis

The Project site's current zoning is PUD (Planned Residential Development Zone) and C-1 / C-P (General Commercial). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. No impact would occur.

## Level of Significance Before Mitigation

No Impact.

## Mitigation Measures

Mitigation is not required.

## Level of Significance After Mitigation

No Impact.

| Threshold 4.2 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Result in the loss of forest land or conversion of forest land to non-forest use. | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** Not applicable. There is no land within Jurupa Valley that meets the criteria to be classified as "forest land".

### Plans, Policies, and Programs

There are no PPPs applicable to the Project pertaining to forest land.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to forest land.

### Impact Analysis

The Project site and surrounding properties do not contain any forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur.

### Level of Significance Before Mitigation

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

| Threshold 4.2 (e) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Threshold 4.2 (e) Under the City's local significance threshold, the project would have significant effects if:** *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."*

### Plans, Policies, and Programs

There are no PPPs applicable to the Project pertaining to farmland.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to farmland.

### Impact Analysis

The Project site is located in an area largely characterized by a mix of residential and commercial uses. According to the General Plan *Figure 4.13, Farmland in Jurupa Valley,* the Project site is designated as "Farmland of Local Importance". The site however has not been used for any agricultural purposes since at least 1975.[9]

The Project site is not located within the Agricultural zones or land use designations. The current zoning classifications for the site are PUD (Planned Development Zone) and the current General Plan designations are MHDR (Medium High Density Residential and CR (Commercial Retail). The Project site has not been used for agricultural purposes since at least 1975 and currently does not support productive agricultural land. Additionally, no properties abutting the Project site are classified as Farmland or used for agricultural purposes.[10]

The City's General Plan EIR concluded that the loss of agricultural resources in the City would be significant and unavoidable. The eventual regional conversion of agricultural land to non-agricultural uses is a result of regional economic processes, although conversion of individual properties is a policy decision of the City based on community needs and benefits. As land that currently supports or could support agriculture is developed, there will be less and less agricultural activity in the City. The City's General Plan reflects the community's desire that agriculture remain viable and active as long as it is economically practical, and local landowners wish to farm. The General Plan clearly states one of its goals is to provide a transitional process away from agriculture toward rural and suburban land uses. This transition or loss is anticipated in the City's General Plan and is an inevitable result of achieving other General Plan goals for Jurupa Valley. (City of Jurupa Valley, 2017b)

Although the Project Site is classified as "Farmland of Local Importance," it was the City's intent to allow future development of non-agricultural land by designating the land use as Medium High Density Residential (MHDR) and Commercial Retail (CR). The Project is proposing a Change of Zone (CZ) to change the current Planned Unit Development (PUD) to reflect the changes proposed by the Project. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to reflect the residential uses for parcels APN 157-250-011 and 157-250-013 is required as to reflect the changes to the existing PUD-1. The Project proposes a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential). The existing and proposed zoning and land use designations are for residential and commercial uses and as such are not considered agricultural areas. Therefore, the Project would not conflict with existing zoning for agricultural use.

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.

[9] Phase 1 Environmental Site Assessment, PETRA Geosciences, Inc, Dated October 25, 2021.
[10] Phase 1 Environmental Site Assessment, PETRA Geosciences, Inc, Dated October 25, 2021.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.2.9 Cumulative Impact Analysis

The cumulative study area for the evaluation of potential impacts to agriculture and forestry resources includes other development projects and planned development in the City. Lands within the City generally exhibit similar climate, geologic, and soil characteristics, and agricultural production is evaluated by the City and the State of California. Additionally, agricultural lands throughout the City are subject to future development that would preclude agricultural uses, based on the various land use designations applied to lands throughout by the City's General Plan.

As discussed under Thresholds a, b, and e, the Project site does not contain 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 or the City's General Plan Farmland in Jurupa Valley Figure 4.13, which would be converted to non-agricultural land use. The Project site is not zoned for nor being used for agricultural resources and impacts to Farmland would not be cumulatively considerable.

The current Zoning Classification for the Project site is PUD (Planned Residential Development Zone). The zone change is required due to the expiration of the existing PUD and modifications the proposed Project has made removing the commercial area east of the Day Creek Channel. Neither the existing nor proposed zoning are considered primary agricultural zones. As such, the Project would not conflict with existing zoning for agricultural use, and cumulatively considerable impacts would not occur. Additionally, the Project is not subject to a Williamson Act Contract.

The Project site and surrounding areas are not zoned for forest land (as defined in PRC § 12220(g)), timberland (as defined by PRC § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g)). As such, the Project has no potential to conflict with such zoning, and no cumulatively considerable impacts would occur. In addition, the Project has no potential to result in the loss of forest land or conversion of forest land to non-forest use, and no cumulatively considerable impacts due to the loss or conversion of forest land would occur. Furthermore, there are no components of the proposed Project that could result in the conversion of forest land to non-forest use, as there are no lands used for forest land uses; thus, no cumulatively considerable impacts would occur.

# 4.3 Air Quality

## 4.3.1 Introduction

The following analysis is based in part on information from a technical report entitled: *Air Quality & Greenhouse Gas Emissions Assessment,* which was prepared by ECORP Consulting, Inc., dated: September 2024, and is included as Appendix B. All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.3.2 Existing Conditions

The California Air Resources Board (ARB) divides the State into 15 air basins that share similar meteorological and topographical features. The Project site is located within the City of Jurupa Valley in Western Riverside County within the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, as well as all of Orange County. The SCAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

The topography and climate of Southern California combine to make the Basin an area highly favorable for forming air pollution. A warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. Within the atmosphere, the warm upper layer forms a cap over the cooler surface layer, which traps the pollutants near the ground. Light winds can further limit ventilation. Additionally, the region experiences more days of sunlight than any other major urban area in the nation except Phoenix, Arizona. This abundant sunlight triggers the photochemical reactions which produce ozone and PM2.5[11].

### *Regional Air Quality*

The USEPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

**Table 4.3-1** shows the attainment status of the SCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The region is currently nonattainment for ozone and $PM_{2.5}$

*Continued on Next Page*

[11] SCAQMD, *Air Quality Management Plan*, Chapter 1, p. 1-7. http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan. Accessed February 20, 2025.

**Table 4.3-1 FEDERAL AND STATE ATTAINMENT STATUS**

| Pollutants | State Classification | Federal Classification |
|---|---|---|
| Ozone ($O_3$) (1 Hour Standard) | Non-Attainment | Non-Attainment (Extreme) |
| Ozone ($O_3$) (8 Hour Standard) | Non-Attainment | Non-Attainment (Extreme) |
| Particulate Matter ($PM_{2.5}$) (24 Hour Standard) | – | Non-Attainment (Serious) |
| Particulate Matter ($PM_{2.5}$) (Annual Standard) | Non-Attainment | Non-Attainment (Moderate) |
| Particulate Matter ($PM_{10}$) (24 Hour Standard) | Non-Attainment | Attainment (Maintenance) |
| Particulate Matter ($PM_{10}$) (Annual Standard) | Non-Attainment | – |
| Carbon Monoxide (CO) (1 Hour Standard) | Attainment | Attainment (Maintenance) |
| Carbon Monoxide (CO) (8 Hour Standard) | Attainment | Attainment (Maintenance) |
| Nitrogen Dioxide ($NO_2$) (1 Hour Standard) | Attainment | Unclassifiable/Attainment |
| Nitrogen Dioxide ($NO_2$) (Annual Standard) | Attainment | Attainment (Maintenance) |
| Sulfur Dioxide ($SO_2$) (1 Hour Standard) | Attainment | Unclassifiable/Attainment |
| Sulfur Dioxide ($SO_2$) (24 Hour Standard) | Attainment | – |
| Lead (Pb) (30 Day Standard) | – | Unclassifiable/Attainment |
| Lead (Pb) (3 Month Standard) | Attainment | – |
| Sulfates ($SO_4^{-2}$) (24 Hour Standard) | Attainment | – |
| Hydrogen Sulfide ($H_2S$) (1 Hour Standard) | Unclassified | – |

Source: California Air Resources Board

## Local Air Quality

### *Existing Pollutant Levels at Nearby Monitoring Stations*

The ARB monitors ambient air quality at approximately 250 air monitoring stations across the state. Existing levels of ambient air quality, historical trends, and projections near the Project are documented by measurements made by the SCAQMD, the air pollution regulatory agency in the SCAB that maintains air quality monitoring stations which process ambient air quality measurements. The closest air monitoring station to the Project site that monitors ambient concentrations of ozone, $PM_{10}$, $PM_{2.5}$ and $NO_2$ pollutants is the Rubidoux-Mission Boulevard station. It is approximately 7.6 miles northeast of the Project site. The ambient air quality data in the proposed Project vicinity as recorded at these stations for 2019 to 2021 and the applicable federal and state standards are shown in **Table 4.3-2**.

**Table 4.3-2 AMBIENT AIR QUALITY MONITORING DATA**

| Criteria Pollutant | 2019 | 2020 | 2021 |
|---|---|---|---|
| **Ozone ($O_3$)** [1] | | | |
| 1-hour Maximum Concentration (ppm) | 0.123 | 0.143 | 0.117 |
| 8-hour Maximum Concentration (ppm) | 0.096 | 0.115 | 0.097 |
| *Number of Days Standard Exceeded* | | | |
| CAAQS 1-hour (>0.09 ppm) | 24 | 46 | 20 |
| NAAQS 8-hour (>0.070 ppm) | 63 | 86 | 57 |
| **Carbon Monoxide (CO)** [1] | | | |
| 1-hour Maximum Concentration (ppm) | 1.51 | 1.72 | 2.10 |
| *Number of Days Standard Exceeded* | | | |
| NAAQS 1-hour (>35 ppm) | 0 | 0 | 0 |
| CAAQS 1-hour (>20 ppm) | 0 | 0 | 0 |
| **Nitrogen Dioxide ($NO_2$)** [1] | | | |
| 1-hour Maximum Concentration (ppm) | 56.0 | 66.4 | 52.0 |
| *Number of Days Standard Exceeded* | | | |
| NAAQS 1-hour (>0.100 ppm) | 0 | 0 | 0 |
| CAAQS 1-hour (>0.18 ppm) | 0 | 0 | 0 |
| **Particulate Matter Less Than 10 Microns ($PM_{10}$)** [1] | | | |
| National 24-hour Maximum Concentration | 132.5 | 142.1 | 76.5 |
| State 24-hour Maximum Concentration | 182.4 | 137.7 | 114.3 |
| State Annual Average Concentration (CAAQS=20 µg/m$^3$) | 40.9 | -- | 33.2 |
| *Number of Days Standard Exceeded* | | | |
| NAAQS 24-hour (>150 µg/m$^3$) | 0 | 0 | 0 |
| CAAQS 24-hour (>50 µg/m$^3$) | 110 | 115 | 75 |
| **Particulate Matter Less Than 2.5 Microns ($PM_{2.5}$)** [1] | | | |
| National 24-hour Maximum Concentration | 132.5 | 142.1 | 76.5 |
| State 24-hour Maximum Concentration | 82.4 | 137.7 | 114.3 |
| *Number of Days Standard Exceeded* | | | |
| NAAQS 24-hour (>35 µg/m$^3$) | 5 | 12 | 11 |

NAAQS = National Ambient Air Quality Standards; CAAQS = California Ambient Air Quality Standards; ppm = parts per million. µg/m$^3$ = micrograms per cubic meter; – = not measured

[1] Measurements taken at the Rubidoux - Mission Boulevard Monitoring Station at 5888 Mission Boulevard, Riverside, California 92509 (CARB# 33144), which is the closet monitoring station that measures $O_3$, CO, $NO_2$, $PM_{10}$, and $PM_{2.5}$.

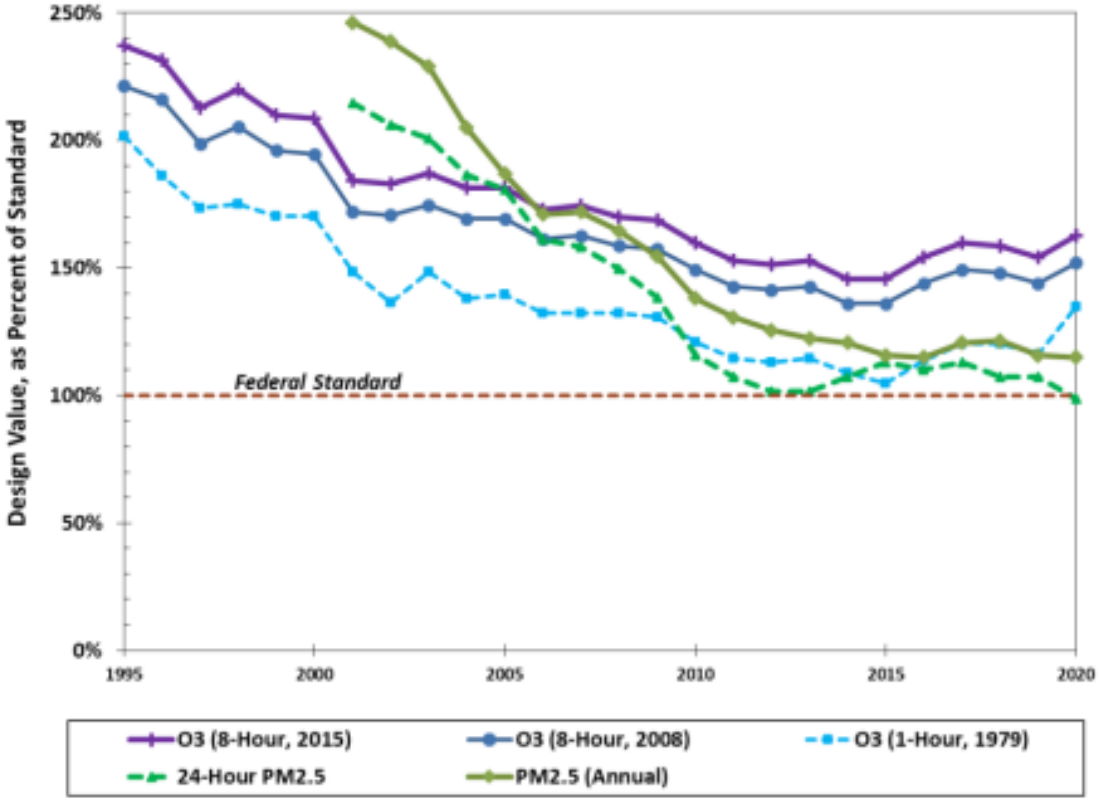
Sources: ECORP Consulting, Inc., 2024a, Table 2-2, p. 7) and ARB Aerometric Data Analysis and Management system database (https://www.arb.ca.gov/adam) except for CO, which were retrieved from the ARB Air Quality and Meteorological Information System (https://www.arb.ca.gov/aqmis2/aqdselect.php).

### *Air Quality Trends*

As of 2022, the region's population exceeds 17 million people, yet emissions have continued to decrease. In the South Coast Air Basin, approximately 406 tons per day of VOCs and 351 tons per day of NOx were emitted in 2018 (the base-year of the emissions inventory and modeling analysis in the 2022 AQMP).Based on current regulations and actions already taken, emissions are estimated to be approximately 339 tons per day of VOC emissions and 184 tons per day of NOx emissions in 2037. However, these levels are not low enough to meet the 2015 8- hour ozone NAAQS for the Basin and significant additional emissions reductions are necessary. Substantial progress has been made in reducing the pollutants that form ozone (i.e., VOCs, NOx) and PM2.5 emissions through regulatory measures, voluntary actions, and partnerships with other agencies and stakeholders. Figure 4.3-1 illustrates the ozone and PM2.5 levels in the Basin as a percentage of the federal standard which

demonstrates that while air quality progress has been dramatic since the 1990s, much work remains to bring the Basin into attainment of the ozone standards.

**Figure 4.3-1. Trends of South Coast Air Basin Maximum 3-Year Design Values for Ozone and PM2.5**




**Source**: SCAQMD, 2022 Air Quality Management Plan.

(1) (As Percentages Of Current Federal Standards. 24-Hour Pm2.5 Design Values Exclude Exceptional Events Caused By The Bobcat and El Dorado Fires In 2020)

### *Air Pollutants and Health Effects*

The following are brief descriptions of individual pollutants and pollutant classes that have been associated with a wide range of human health effects, including increased respiratory symptoms, hospitalization for heart or lung diseases, and even premature death.

### *Criteria Pollutants*

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard (AAQS) has been established by the U.S. Environmental Protection Agency (USEPA) and/or ARB. The criteria air pollutants of concern are nitrogen dioxide ($NO_2$), carbon monoxide (CO), particulate matter (PM), sulfur dioxide ($SO_2$), lead, and ozone, and their precursors. Since the proposed Project would not generate appreciable $SO_2$ or lead emissions, sulfur dioxide emissions will be less than 0.06 pound per day during construction and about 0.29 pound per day during operations.

The Project does not include sources that would produce lead emissions (e.g., battery manufacturing, lead ore crushing or smelting, soils contaminated or solid waste disposal of lead), therefore it is not necessary for the analysis to include those two pollutants. Federal and state AAQS are listed in **Table 4.3-3**. Presented below is a description of the air pollutants of concern.

## Table 4.3-3 AMBIENT AIR QUALITY STANDARDS FOR CRITERIA AIR POLLUTANTS

| Pollutant | Averaging Time | State Standards[1] | National Standards[2] |
|---|---|---|---|
| Ozone ($O_3$) [2, 5, 7] | 8 Hour | 0.070 ppm (137 µg/m³) | 0.070 ppm |
| | 1 Hour | 0.09 ppm (180 µg/m³) | NA |
| Carbon Monoxide (CO) | 8 Hour | 9.0 ppm (10 mg/m³) | 9 ppm (10 mg/m³) |
| | 1 Hour | 20 ppm (23 mg/m³) | 35 ppm (40 mg/m³) |
| Nitrogen Dioxide ($NO_2$) | 1 Hour | 0.18 ppm (339 µg/m³) | 0.10 ppm[11] |
| | Annual Arithmetic Mean | 0.030 ppm (57 µg/m³) | 0.053 ppm (100 µg/m³) |
| Sulfur Dioxide ($SO_2$) [8] | 24 Hour | 0.04 ppm (105 µg/m³) | 0.14 ppm (365 µg/m³) |
| | 1 Hour | 0.25 ppm (655 µg/m³) | 0.075 ppm (196 µg/m³) |
| | Annual Arithmetic Mean | NA | 0.03 ppm (80 µg/m³) |
| Particulate Matter ($PM_{10}$) [1, 3, 6] | 24-Hour | 50 µg/m³ | 150 µg/m³ |
| | Annual Arithmetic Mean | 20 µg/m³ | NA |
| Fine Particulate Matter ($PM_{2.5}$) [3, 4, 6, 9] | 24-Hour | NA | 35 µg/m³ |
| | Annual Arithmetic Mean | 12 µg/m³ | 12 µg/m³ |
| Sulfates ($SO_{4-2}$) | 24 Hour | 25 µg/m³ | NA |
| Lead (Pb) [10, 11] | 30-Day Average | 1.5 µg/m³ | NA |
| | Calendar Quarter | NA | 1.5 µg/m³ |
| | Rolling 3-Month Average | NA | 0.15 µg/m³ |
| Hydrogen Sulfide ($H_2S$) | 1 Hour | 0.03 ppm (42 µg/m³) | NA |
| Vinyl Chloride ($C_2H_3Cl$) [10] | 24 Hour | 0.01 ppm (26 µg/m³) | NA |

**Notes:**

ppm = parts per million; µg/m³ = micrograms per cubic meter; mg/m³ = milligrams per cubic meter; – = no information available.

[1] California standards for $O_3$, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - $PM_{10}$, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, Lake Tahoe carbon monoxide, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour or 24-hour average (i.e., all standards except for lead and the $PM_{10}$ annual standard), then some measurements may be excluded. Measurements are excluded that ARB determines would occur less than once per year on the average. The Lake Tahoe carbon monoxide standard is 6.0 ppm, a level one-half the national standard and two-thirds the State standard.

[2] National standards shown are the "primary standards" designed to protect public health. National standards other than for $O_3$, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour $O_3$ standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour $O_3$ standard is attained when the 3-year average of the 4th highest daily concentrations is 0.070 ppm or less. The 24-hour $PM_{10}$ standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m$_3$. The 24-hour $PM_{2.5}$ standard is attained when the 3-year average of 98th percentiles is less than 35 µg/m³.

[3] Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for $PM_{10}$ is met if the 3-year average falls below the standard at every site. The annual $PM_{2.5}$ standard is met if the 3-year average of annual averages spatially-averaged across officially designed clusters of sites falls below the standard.

NAAQS are set by the USEPA at levels determined to be protective of public health with an adequate margin of safety.

[4] On October 1, 2015, the national 8-hour $O_3$ primary and secondary standards were lowered from 0.075 to 0.070 ppm. An area will meet the standard if the fourth-highest maximum daily 8-hour $O_3$ concentration per year, averaged over three years, is equal to or less than 0.070 ppm. Nonattainment areas will have until 2020 to late 2037 to meet the health standard, with attainment dates varying based on the $O_3$ level in the area.

[5] The national 1-hour $O_3$ standard was revoked by the USEPA on June 15, 2005.

[6] In June 2002, ARB established new annual standards for $PM_{2.5}$ and $PM_{10}$.

[7] The 8-hour California $O_3$ standard was approved by the ARB on April 28, 2005, and became effective on May 17, 2006.

| Pollutant | Averaging Time | State Standards[1] | National Standards[2] |
|---|---|---|---|

[8] On June 2, 2010, the USEPA established a new 1-hour $SO_2$ standard, effective August 23, 2010, which is based on the 3-year average of the annual 99th percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour $SO_2$ NAAQS however must continue to be used until one year following USEPA initial designations of the new 1-hour $SO_2$ NAAQS.
[9] In December 2012, USEPA strengthened the annual $PM_{2.5}$ NAAQS from 15.0 to 12.0 µg/m$^3$. In December 2014, the USEPA issued final area designations for the 2012 primary annual $PM_{2.5}$ NAAQS. Areas designated "unclassifiable/attainment" must continue to take steps to prevent their air quality from deteriorating to unhealthy levels. The effective date of this standard is April 15, 2015.
[10] ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure below which there are no adverse health effects determined.
[11] National lead standards, rolling 3-month average: final rule signed October 15, 2008. Final designations effective December 31, 2011.
Source: South Coast Air Quality Management District, *Air Quality Management Plan*, 2022; California Air Resources Board, *Ambient Air Quality Standards*, May 6, 2016.

### *Ozone ($O_3$)*

Ozone, an important component of smog, is a highly reactive and unstable gas capable of damaging living cells, such as those present in the linings of the human lungs. This pollutant forms in the atmosphere through complex reactions between chemicals directly emitted from vehicles, industrial plants, consumer products and many other sources. Ozone is a powerful oxidant – its actions can be compared to household bleach, which can kill living cells (such as germs or human skin cells) upon contact. It forms in greater quantities on hot, sunny, calm days. In metropolitan areas of California, ozone concentrations frequently exceed existing health-protective standards in the summertime. Health effects from Ozone include respiratory symptoms, worsening of lung disease leading to premature death, and damage to lung tissue.[12]

### *Particulate Matter ($PM_{10}$ and $PM_{2.5}$)*

Airborne particulate matter (PM) is not a single pollutant but rather is a mixture of many chemical species. It is a complex mixture of solids and aerosols composed of small droplets of liquid, dry solid fragments, and solid cores with liquid coatings. Particles vary widely in size, shape and chemical composition, and may contain inorganic ions, metallic compounds, elemental carbon, organic compounds, and compounds from the earth's crust. Particles are defined by their diameter for air quality regulatory purposes. Those with a diameter of 10 microns or less (PM10) are inhalable into the lungs and can induce adverse health effects. Fine particulate matter is defined as particles that are 2.5 microns or less in diameter (PM2.5). Therefore, PM2.5 comprises a portion of PM10.[13] The health effects from PM include premature death, hospitalization for worsening of cardiovascular disease, hospitalization for respiratory disease, asthma-related emergency room visits, increased symptoms, and increased inhaler usage.[14]

### *Carbon Monoxide (CO)*

[12] California Air Resources Board, Common Air Pollutants. https://ww2.arb.ca.gov/resources/common-air-pollutants. Accessed February 17, 2025.
[13] Ibid.
[14] Ibid.

Carbon monoxide (CO) is a colorless, odorless gas. It results from the incomplete combustion of carbon-containing fuels such as natural gas, gasoline, or wood, and is emitted by a wide variety of combustion sources, including motor vehicles, power plants, wildfires, and incinerators. Nationally and, particularly in urban areas, the majority of outdoor CO emissions to ambient air come from mobile sources. Carbon monoxide can also be formed through photochemical reactions in the atmosphere from methane and non-methane hydrocarbons, other volatile organic hydrocarbons in the atmosphere, and organic molecules in surface waters and soils. There are also a number of indoor sources of CO that contribute to total exposure. Health effects from CO include chest pain in patients with heart disease, headache light-headedness, and reduced mental alertness[15].

*Nitrogen Dioxide ($NO_2$)*

Nitrogen Dioxide ($NO_2$) is a pungent gas that, along with fine airborne particulate matter, contributes to the reddish-brown haze characteristic of smoggy air in California. Although NO2 can be directly emitted from combustion sources, much of the $NO_2$ in the ambient air is formed in the atmosphere through reactions between nitric oxide (NO) and other air pollutants that require the presence of sunlight (photochemical reactions). $NO_2$ levels in air vary with direct emission levels, as well as with changing atmospheric conditions, particularly the amount of sunlight. The health effects from $N0_2$ include lung irritation and enhanced allergic responses.

*Sulfur Dioxide (SO2)*

$SO_2$ is a member of a family of chemicals comprised of sulfur and oxygen that are collectively known as sulfur oxides (SOX). SOX, including $SO_2$, are emitted when sulfur-containing fuel is burned. Some examples of sources include motor vehicles, locomotives, ships, and off-road diesel equipment that are operated with fuels that contain high levels of sulfur. In addition, $SO_2$ and the other SOX are emitted from some industrial processes, such as natural gas and petroleum extraction, oil refining, and metal processing. The health effects from SO2 include worsening of asthma: increased symptoms, increased medication usage, and emergency room visits[16].

### 4.3.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received concerning air quality.

### 4.3.4 Regulatory Framework

Air pollutants are regulated at the federal, state, regional, and local level. The U.S. Environmental Protection Agency (EPA) regulates at the federal level. The California Air Resources Board (CARB) regulates at the state level. The South Coast Air Quality Management District (SCAQMD) regulates at the regional level, and the City of Jurupa regulates at the local level.

[15] Ibid.
[16] Ibid.

### *Federal Regulations*

Under the federal Clean Air Act, the Environmental Protection Agency (EPA) establishes health-based air quality standards that all states must achieve. These are known as National Ambient Air Quality Standards. The EPA oversees approval of all State Implementation Plans which are comprehensive plans that describe how a state will attain the National Ambient Air Quality Standards.

### *State Regulations*

#### California Clean Air Act

The Federal Clean Air Act also allows states to adopt additional or more stringent air quality standards if necessary. California has adopted a set of standards known as California Ambient Air Quality Standards. The State Standards differ from the federal Standards in some instances.

#### California Air Resources Board (CARB)

The California Air Resources Board (CARB) is responsible for reducing emissions from motor vehicle and consumer products. The Board has the overall responsibility for statewide air quality maintenance and air pollution prevention. California has set standards for certain pollutants, such as particulate matter and ozone, which are more protective of public health than the federal standards. California has also set standards for some pollutants that are not addressed by federal standards, such as Visibility Reducing Particles, Sulfates, Hydrogen Sulfide, and Vinyl Chloride. In addition, The California Air Resources Board reviews and approves State Implementation Plan elements prepared by the South Coast Air Quality Management District and submits them to the EPA for approval and publication in the Federal Register.

### *Regional Regulations*

#### Southern California Association of Governments (SCAG)

Under federal law (23 U.S. Code § 134 and 49 U.S. Code § 5303), SCAG is designated as the Metropolitan Planning Organization (MPO) and is designated as a Regional Transportation Planning Agency and a Council of Governments under state law (California Government Code, § 29532, et. seq.). SCAG is responsible for preparing the portion of the SIP that addresses transportation control measures, land use, and growth projections. In particular, SCAG develops long-range regional transportation plans including sustainable communities' strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations and a portion of the South Coast AQMD's Air Quality Management Plans (AQMPs). SCAG provides plans for six counties and 26 planning areas according to the attainment status of ozone, particulate matter less than 10 microns in diameter (PM10) and PM2.5 NAAQS. South Coast Air Basin and Coachella Valley are both included in their planning areas.

#### South Coast Air Quality Management District (SCAQMD)

The California Clean Air Act also establishes requirements for cities and counties to meet. South Coast AQMD was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. California is divided into 35 air quality management districts. These districts are responsible for controlling emissions primarily from stationary sources (e.g., power plants, chemical plants, oil refineries, manufacturing facilities, and other industrial facilities). The District also sets "significance thresholds" for various air pollutant emissions during a project's construction and/or operation. The Project is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

*Air Quality Management Plan*

SCAQMD staff develops rules based on control measures identified in the Air Quality Management Plan and which are designed to reduce air pollution from specific sources. Generally, the rule-making process incorporates extensive information gathering and research into available technologies, coordination with industry groups, and analysis of the economic impact of each proposed rule or rule amendment. SCAQMD provides an opportunity for public input on every proposed rule. At public workshops and consultations, the public can voice suggestions and concerns about the impact of a proposed rule. A final public hearing is held before the SCAQMD Governing Board before the Board votes on the proposed or amended rule.

In addition to developing air pollution regulations, SCAQMD is under a legal obligation to enforce these regulations. Air pollution regulations are primarily meant to ensure that the surrounding (or ambient) air meets federal and state air quality standards. SCAQMD also has broad authority to regulate toxic and hazardous air emissions, and these regulations are enforced in the same manner as those which pertain to the ambient air quality standards. SCAQMD has devised a broad compliance program to provide for enforcement activities.

### *Local Regulations*

#### City of Jurupa Valley General Plan

Local air quality within Jurupa Valley varies from place to place and depends on both regional wind patterns and proximity to local pollution sources. The City of Jurupa Valley General Plan, principally through its Air Quality Element, contains a variety of goals and policies that address air quality improvement. These are identified and evaluated in the General Plan Consistency Analysis table in **Section 4.11,** *Land Use and Planning***.**

### 4.3.5 Methodology

This air quality impact analysis considers construction and operational impacts associated with the Project. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model® (CalEEMod). CalEEMod is a Statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Air quality impacts were assessed according to methodologies recommended by the SCAQMD (Appendix B, p. 17).

### 4.3.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to air quality. Based on these significance thresholds, a project would have a significant impact on air quality if it would:

***a) Conflict with or obstruct implementation of the applicable air quality plan?***

**Under the City's local significance threshold, the project would have significant effects if:** 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.

***b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable state or federal ambient air quality standard.***

**Under the City's local significance threshold, the project would have significant effects if:** 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.

***c) Expose sensitive receptors to substantial pollutant concentrations***

**Under the City's local significance threshold, the project would have significant effects if:** The project would exceed the SCAQMD Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

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

***d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.***

**Under the City's local significance threshold,** the project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

**Under the City's local significance threshold, the project would have significant effects 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

### 4.3.7 Environmental Impact Analysis

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

**Under the City's local significance threshold, the project would have significant effects if:** 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.

#### Plans, Policies, and Programs

**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.

#### Project Design Features

The proposed Project is designed to include all applicable regulatory and therefore mandatory components associated with the proposed uses that pertain to the reduction of air pollutants. The Project does not include any specific project design features related to air quality other than those required by federal, State, and/or local regulations.

## 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*[17] 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.

According to the City of Jurupa Valley CEQA Guidelines, the following two criteria are used to determine if a project is in conflict with the applicable air quality plan (in accordance with CEQA Threshold a):

- **Criterion 1)** If 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
- **Criterion 2)** If the proposed project would significantly exceed the growth assumptions used to prepare the current South Coast Air Quality Management District's (South Coast AQMD) Air Quality Management Plan.

**Consistency Criterion No.1**

As discussed under Threshold b below, Project related air emissions during construction and long-term operation do not exceed SCAQMD regional thresholds. Therefore, construction and long-term operational impacts would be less than significant.

The Project is consistent with Criterion No.1

**Consistency Criterion No.2**

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 Clean Air Act (CAA) measures to achieve the 2015 8-hour ozone standard, which is the most stringent standard to date.

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

Given the number of square miles the SCAG region encompasses, SCAG developed a simplified series of Land Development Categories (LDCs) to represent the dominant themes taken from the region's many General Plans. This was developed in order to facilitate regional modeling of land use information from nearly 200 distinct jurisdictions. The LDCs employed in the 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.

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

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

**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 of residential uses 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.[18]

Buildout of the Project is consistent with the Standard LDC and would not be greater than assumed by SCAG's regional forecast projections and also the AQMP growth projections. In order to exceed the growth assumptions, the Project would have to increase the intensity of development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 4.13, *Population and Housing* of this Initial Study, the development of up to 232 dwelling units would increase the City's population by approximately 870 persons assuming all residents came from outside the City (3.75 persons/du with 232 units)[19]. An increase of 870 in relation to the current population of 104,721 represents an increase of 0.8 % 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.

The Project is consistent with Criterion No.2.

[18] https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix_L_SCAGs_2016-2040_RTP_SCS_Background_Documentation.pdf
[19] Based on the average household size of 3.75 per household used in the General Plan population forecasts.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.3 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

### Plans, Policies, and Programs

PPPs 4.3.1 through 4.3-4 shall apply.

### Project Design Features

The proposed Project is designed to include all applicable regulatory and therefore mandatory components associated with the proposed uses that pertain to the reduction of air pollutants. The Project does not include any specific project design features related to air quality other than those required by federal, State, and/or local regulations.

### Impact Analysis

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

Construction activities associated with the Project will result in emissions of VOCs, $NO_X$, $SO_X$, CO, $PM_{10}$, and $PM_{2.5}$. Construction related emissions are expected from the following construction activities:

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

Construction is expected to last approximately 565 days. **Table 4.3-4** summarizes the construction emissions considering the application of **PPP 4.3-1 through 4.3-4**.

### Table 4.3-4 Summary of Peak Construction Emissions

| Construction Year | Emissions (lbs./day) | | | | | |
|---|---|---|---|---|---|---|
| | VOC/ROG | NOX | CO | SOX | PM10 | PM2.5 |
| Year 1 | 3.38 | 31.70 | 31.20 | 0.06 | 9.26 | 5.25 |
| Year 2 | 1.71 | 11.60 | 23.70 | 0.03 | 2.57 | 0.88 |
| Year 3 | 52.70 | 18.80 | 36.90 | 0.05 | 3.42 | 1.27 |
| **Maximum Daily Emissions** | **52.70** | **31.70** | **36.90** | **0.06** | **9.26** | **5.25** |
| SCAQMD Regional Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** | **NO** | **NO** |

*Source: Air Quality and Greenhouse Gas Emission Assessment (Appendix B).*

As shown in **Table 4.3-4** 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 4.3-5** for summer operational emissions and **Table 4.3-6** for winter operational emissions.

### Table 4.3-5 Summary of Peak Operational Emissions (Summer)

| Source | Emissions (lbs./day) | | | | | |
|---|---|---|---|---|---|---|
| | VOC/ROG | NOX | CO | SOX | PM10 | PM2.5 |
| Area Source | 8.11 | 0.15 | 16.00 | 0.01 | 0.01 | 0.01 |
| Energy Source | 0.12 | 2.01 | 0.89 | 0.01 | 0.16 | 0.16 |
| Mobile Source | 15.70 | 12.50 | 113.00 | 0.27 | 23.70 | 6.16 |
| **Total Maximum Daily Emissions** | **23.93** | **14.66** | **129.89** | **0.29** | **23.87** | **6.33** |
| SCAQMD Regional Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** | **NO** | **NO** |

*Source: Source: Air Quality & Greenhouse Gas Assessment, (Appendix B).*

### Table 4.3-6 Summary of Peak Operational Emissions (Winter)

| Source | Emissions (lbs./day) | | | | | |
|---|---|---|---|---|---|---|
| | VOC/ROG | NOX | CO | SOX | PM10 | PM2.5 |
| Area Source | 6.61 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Energy Source | 0.12 | 2.01 | 0.89 | 0.01 | 0.16 | 0.16 |
| Mobile Source | 14.60 | 13.40 | 97.10 | 0.26 | 23.70 | 6.16 |
| **Total Maximum Daily Emissions** | **21.33** | **15.41** | **97.99** | **0.27** | **23.86** | **6.32** |
| SCAQMD Regional Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** | **NO** | **NO** |

*Source: Air Quality & Greenhouse Gas Assessment, (Appendix B).*

As shown in **Tables 4.3-5** and **4.3-6**, Project related air emissions do not exceed SCAQMD regional thresholds.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** the project would exceed the SCAQMD Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

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

## Plans, Policies, and Programs

PPPs 4.3.1 through 4.3-4 shall apply.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to air quality.

## Impact Analysis

*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)

**Table 4.3-7** identifies the maximum daily localized emissions thresholds that are applicable to the Project per the Air Quality & Greenhouse Gas Assessment Localized Significance Threshold Analysis. (Appendix B).

### Table 4.3-7 Maximum Daily Localized Emissions Thresholds (Construction)

| Pollutant | Site Preparation 3.5 Acres | Grading 4.0 Acres | Building Construction, Paving, Architectural Coatings 1.5 Acres |
|---|---|---|---|
| Localized Thresholds (pounds per day) | | | |
| NOX | 220.00 | 236.67 | 144.00 |
| CO | 1,230.00 | 1,345.67 | 742.50 |
| PM10 | 10.00 | 11.00 | 5.50 |
| PM2.5 | 6.00 | 6.67 | 3.50 |

*Source: Air Quality & Greenhouse Gas Assessment Table 2-8 Maximum Construction-Related Emissions (Localized Significance Analysis), Appendix B.*

*Localized Construction Emissions*

The Proposed Project spans approximately 33 acres and is located within SCAQMD SRA 23 (Metropolitan Riverside County). **Table 4.3-7** shows the LSTs for the project site in SRA 23, as derived from the SCAQMD mass rate LST look-up tables, with sensitive receptors located within 25 meters. **Table 4.3-8** summarizes the localized construction emissions by phase considering the application of **PPP 4.3-1 through 4.3-4.** As shown in **Table 4.3-8,** localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

### Table 4.3-8 Summary of Localized Significance Construction Emissions

| Construction Emissions | Emissions (lbs./day) | | | |
|---|---|---|---|---|
| | $NO_X$ | CO | $PM_{10}$ | $PM_{2.5}$ |
| **Maximum Daily Emissions (Site Preparation)** | 31.60 | 30.20 | 9.04 | 5.20 |
| **SCAQMD Localized Threshold** | ***220*** | ***1,230*** | ***10*** | ***6*** |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** |
| **Maximum Daily Emissions (Grading)** | 29.70 | 28.30 | 4.82 | 2.56 |
| **SCAQMD Localized Threshold** | ***236.67*** | ***1,345.67*** | ***11*** | ***6.67*** |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** |
| **Maximum Daily Emissions (Bldg. Construction, Paving, Architectural Coatings))** | 18.17 | 24.08 | 0.75 | 0.69 |
| **SCAQMD Localized Threshold** | ***144*** | ***742.50*** | ***5.50*** | ***3.50*** |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** |

*Source: Air Quality & Greenhouse Gas Assessment Table 2-8 Maximum Construction-Related Emissions (Localized Significance Analysis), Appendix B.*

#### *Localized On-Site Operational Emissions*

Typical operational activities include on-site sources such as energy use and vehicle trips associated with residential and commercial developments. According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project if it were to include stationary sources (e.g. smokestacks) or attracts heavy-duty trucks that may spend long periods of time queuing and idling at the site such as a warehouse. The proposed Project does not include stationary industrial emissions sources and therefore operational LSTs are not applicable.

#### *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 Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold,** the project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

**Under the City's local significance threshold, the project would have significant effects if:** 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

### Plans, Policies, and Programs

PPPs 4.3.1 through 4.3-4 shall apply.

### Project Design Features

The proposed Project is designed to include all applicable regulatory and therefore mandatory components associated with the proposed uses that pertain to the reduction of air pollutants. The Project does not include any specific project design features related to air quality other than those required by federal, State, and/or local regulations.

### 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 Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.3.8 Cumulative Impact Analysis

The geographic area for this analysis is the South Coast Air Basin. The Project area is designated as an extreme non-attainment area for ozone, and a non-attainment area for PM10, PM2.5, and lead. The Project would contribute criteria pollutants to the area during construction of the Project. Several individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants; however, each project would be required to comply with South Coast AQMD's standard construction measures. The proposed Project's short-term construction emissions would not exceed the significance thresholds; therefore, it would not have a significant short-term cumulative air quality impact. The Project would be consistent with South Coast AQMD's 2022 AQMP because the Project's construction and long-term operational emissions would not exceed the applicable South Coast AQMD regional thresholds or conflict with the population projections used to inform development of the 2022 AQMP pollutant inventory. Because the Project's operational emissions are less than significant the Project does not conflict with the 2022 AQMP, thus no cumulatively considerable impacts would occur.

The Project does not involve any uses that would produce substantial amounts of odors. Construction-related odors 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 cumulatively-considerable. The Project and cumulative developments in the surrounding areas would be required to comply with South Coast AQMD Rule 402, which would ensure that long-term operational odor impacts are less than cumulatively considerable.

# 4.4 Biological Resources

The following discussion addresses existing environmental conditions related to biological resources within the Project study area. Additionally, existing laws, regulations and standards relevant to biological resources are described. The information presented in this section and used for this analysis is based on the following technical study:

- *Biological Technical Report and MSHCP Consistency Analysis,* ECORP Consulting, Inc., June 2024, and is included as Appendix C1.
- *Aquatic Resources Delineation,* ECORP Consulting, Inc., January 16, 2025, and includes as Appendix C2.

## 4.4.1 Existing Conditions

The existing conditions in this subsection reflect those reported in the literature review and that were observed during the field study conducted by ECORP Consulting, Inc., during July of 2022 and subsequently in 2024. The topography of the Project site is generally flat with an elevation of approximately 645 to 665 feet above mean sea level (MSL) sloping marginally from north to the south. Land use in the surrounding area varies between commercial and single-family residential uses. The site contains no native vegetation communities within the Project site and is characterized by disturbed wild oat and annual brome grassland and areas that are disturbed and devoid of vegetation. According to the Biological Technical Report the Project site has a long history of mechanical disturbances including discing and mowing as well as other anthropogenic disturbances due to the close proximity of residential development surrounding the site.

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. As part of the *Biological Technical Report and MSHCP Consistency Analysis* on August 24, 2022, a Narrow Endemic Plant Species habitat assessment was conducted and determined that although marginally suitable habitat was found for San Diego ambrosia the plant, or Brand's phacelia and San Miguel savory, were not found to be present on site. Additionally, none of the three plant species were found on the site during the May 2024 survey and as such no additional plant surveys were required.

### *Sensitive Wildlife Species*

Suitable 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 observed on the Project site during the field surveys. No burrowing owls were detected during the habitat assessments; however,

habitat suitable for the Burrowing Owl was found on the project site; and the Biological Technical Report recommended a preconstruction survey for Burrowing Owl. [20]

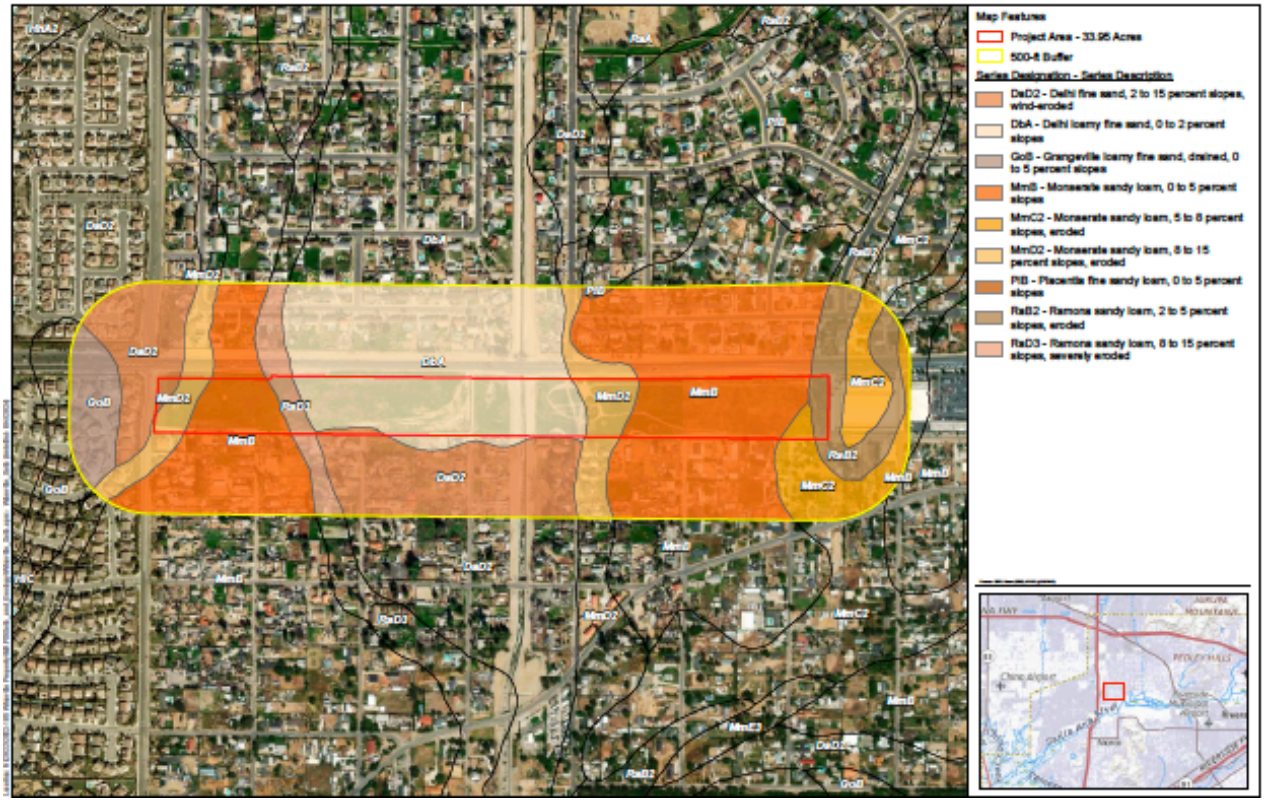
Additionally, marginally suitable nectaring and burrow habitat is present for the Crotch bumble bee on the Project site within the nonnative grassland vegetation.

*Soils*

The Project site contains seven different soil types which are depicted in Figure 4.4-1 Soils Map, and includes:

- Delhi fine sand, 2 to 15 percent slopes, wind-eroded;
- Delhi loamy fine sand, 0 to 2 percent slopes;
- Monserate sandy loam, 0 to 5 percent slopes;
- Monserate sandy loam, 5 to 8 percent slopes, eroded;
- Monserate sandy loam 8 to 15 percent, eroded;
- Ramona sandy loam, 2 to 5 percent slopes, eroded;
- Ramona sandy loam, 8 to 15 percent slopes, severely eroded (NRCS 2024).

**Figure 4.4-1 Soils Map**




[20] *Biological Technical Report and MSHCP Consistency Analysis,* Appendix C1

*Land Cover Types*

The Project site is within a developed/disturbed environment which is generally subjected to repeated and ongoing disturbance from human activities. The dominant vegetation community identified during the survey was disturbed wild oat and annual brome grassland. This vegetation community is characteristic of areas subjected to anthropogenic disturbances. Two additional land cover types were identified onsite, disturbed and Day Creek Channel.

### Disturbed Wild Oat and Annual Brome Grassland – (Avena spp. - Bromus spp. Herbaceous Semi-Natural Alliance)

The Project site contains approximately 27.61 acres of disturbed wild oat and annual brome grassland with varying levels of disturbance, which ranged from light in some areas to heavy in most areas. Disturbed wild oat and annual brome grasslands was the dominant vegetative cover within the Project site boundaries. Areas mapped as disturbed wild oat and annual brome grasslands were largely devoid of native vegetation due to human disturbance (e.g., annual discing and mowing) and were dominated by areas of nonnative grasses including nonnative weedy and ruderal vegetation. (Figure 4.4-2).

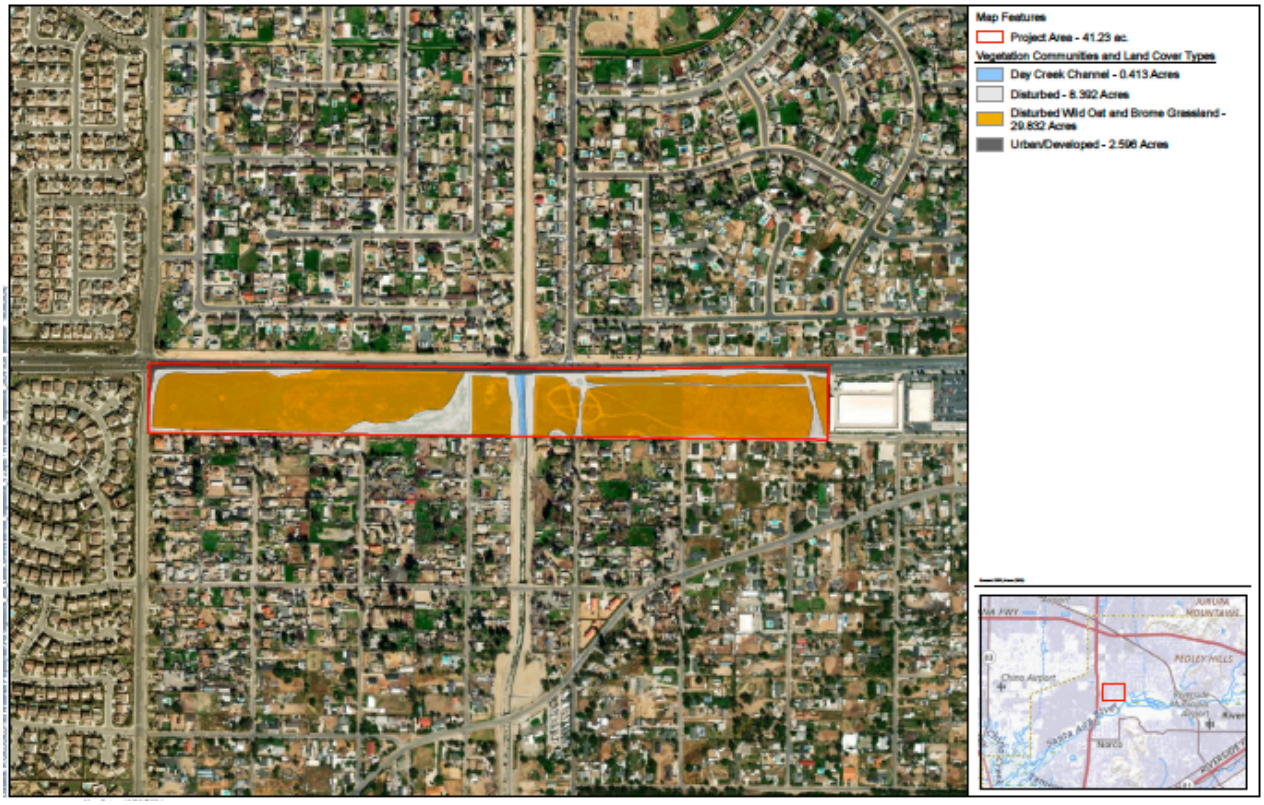
### Disturbed

Disturbed is not a vegetation classification, but rather a land cover type. Approximately 5.97 acres of disturbed land cover was mapped within the Project site (Figure 4.4-2). Areas mapped as disturbed were largely devoid of native vegetation due to human disturbance and were dominated by open areas, dirt roads, concrete pads and other related debris, and access roads on both sides of Day Creek channel. Few scattered, weedy nonnative species were observed within this land cover.

### Day Creek Channel

As part of the Aquatic Resources Delineation (Appendix C2) approximately 0.421 acres of intermittent stream in Day Creek channel were mapped in the middle portion of the Project site in between the two parcels (Figure 4.4-2). This area is owned and operated by the Riverside County Flood Control and Water Conservation District (RCFCWCD). The channel is a box channel with vertical sides for most of its length, but there are tapered wing walls near Limonite Avenue where there is a box culvert. The channel bottom is cement but has infrequent deposits of sediment as well as some trash, and there were shallow rivulets of flowing water present. Some of the sediment patches supported algal mats. The channel flows into the Santa Ana River approximately one mile south of the Project site.

**Figure 4.4-2 Land Cover and Vegetation Communities**




## 4.4.2 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. One comment was received concerning Biological Resources from the California Department of Fish and Wildlife (CDFW) dated October 21, 2024, following the public notification period.

The CDFW NOP comment letter states that the EIR should follow Section 15125(c) of the CEQA Guidelines and provides information on the regional setting to enable CDFW staff to adequately review on comment on the Project. The letter also recommends that the EIR include a complete assessment of the flora and fauna within and adjacent to the Project footprint; provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project; describe and analyze a range of reasonable alternatives to the Project, evaluate a "no project" alternative; identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts; provide considerations for fully protected species, sensitive plant communities, and California Species of Special Concern (CESA); include results of avian surveys; address all Project impacts to listed species and specify a mitigation monitoring and reporting program that will meet the requirements of CESA; and demonstrate consistency with the MSHCP.

Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to Biological Resources.

### 4.4.3 Regulatory Framework

#### Federal Regulations

***Clean Water Act (CWA)***

The Clean Water Act (CWA) regulates project activities within waters of the U.S, including wetlands. Wetlands are defined by the CWA as:

"*…those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions"* (Environmental Protection Agency [EPA], 40 Code of Federal Regulations [CFR] 230.3 and, 33 CFR 328.3).

Wetlands are delineated using three parameters, which include hydrophytic vegetation, hydric soils, and wetland hydrology. According to the U.S. Army Corps of Engineers (USACE), indicators for all three parameters must be present to qualify an area as a wetland. The discharge of any pollutant from a point source into navigable waters is illegal unless a permit under the CWA's provisions is acquired. Permitting for projects that include both permanent and temporary dredging and filling in wetlands and waters of the U.S. is overseen by the USACE under Section 404 of the CWA. Projects can be permitted on an individual basis or be covered by one of several approved nationwide or regional general permits.

The Regional Water Quality Control Board oversees water quality for wetlands and waters of the U.S. under Section 401 of the CWA, and issues permits for projects which affect water quality of these resources.

***Federal Endangered Species Act (ESA)***

The federal Endangered Species Act (ESA) provides the legal framework for the listing and protection of species (and their habitats) that are identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered "take" under the ESA. Section 9(a) of the ESA defines "take" as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." The ESA is administered by the U.S. Fish and Wildlife Service (USFWS).

***Migratory Bird Treaty Act of 1918 (MBTA)***

The federal Migratory Bird Treaty Act of 1918 (MBTA) was established to provide protection to the breeding activities of migratory birds throughout the U.S. The MBTA, which is enforced by USFWS, makes it unlawful "by any means or in any manner, to pursue, hunt, take, capture, [or] kill" any migratory bird, or attempt such actions, except as permitted by regulation. The take, possession, import, export, transport, sale, purchase, barter, or offering of these activities is prohibited, except under a valid permit or as permitted in the implementing regulations (RECON, 2022a, p. 17).

#### State Regulations

**California Environmental Quality Act (CEQA)**

CEQA requires an environmental review for projects with potentially adverse impacts on the environment. Adverse environmental impacts are typically mitigated in accordance with state laws and regulations.

#### *California ESA*

The California ESA is similar to the federal ESA in that it provides the legal framework for the listing and protection of species (and their habitats) that are identified as being endangered or threatened with extinction.

#### California Fish and Game Code (CFGC)

CFGC Section 1600 through 1603 regulates project activities within wetlands and riparian habitats. The CDFW can issue a Streambed Alteration Agreement for projects affecting riparian and wetland habitats.

Under Section 3503 of the CFGC, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.5 of the CFGC prohibits take, possession, or destruction of any birds in the orders Falconiformes (raptors) or Strigiformes (owls) or of their nests and eggs.

#### Porter-Cologne Water Quality Control Act

Project activities that fill or dredge within wetland Waters of the State and non-wetland Waters of the State, including isolated waters such as vernal pools and other waters showing lack of connectivity to a Traditional Navigable Waters, require a Water Quality Certification by the California Regional Water Quality Control Board (RWQCB) under Section 401 of the CWA and Section 13000 et seq. of the California Water Code under the Porter-Cologne Water Quality Control Act (RECON, 2022a, p. 16).

### Regional Regulations

#### *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)*

The MSHCP is a comprehensive multi-jurisdictional habitat conservation plan focusing on the conservation of species and their associated habitats in western Riverside County. It is one of several large multi-jurisdictional habitat-planning efforts in southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. The MSHCP allows the County of Riverside and its cities to better control local land use decisions and maintain a strong economic climate in the region while addressing the requirements of the federal ESA. The MSHCP plan area encompasses 1.26 million acres (1,966 square miles), including all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, Menifee, and San Jacinto.

The MSHCP serves as a habitat conservation plan pursuant to Section 10(a)(1)(B) of the federal ESA of 1973, as amended, as well as a Natural Community Conservation Plan under the Natural Community Conservation Planning Act of 2001. The jurisdictions participating in the MSHCP assemble and manage habitat within the coordinated MSHCP Criteria Area. In exchange for this preservation, the USFWS and CDFW have granted these jurisdictions "Take Authorization" for otherwise lawful actions, such as public and private development, that incidentally take or harm species or their habitat outside the MSHCP Criteria Area.

A total of 146 sensitive plant and wildlife species receive some level of coverage under the MSHCP. Of that total, the majority of these species have no additional survey/conservation requirements, and 16 plant species are classified as “narrow endemic species” based on their limited distributions in the region. These narrow endemics are sensitive biological resources; some are also federally- or state-listed as threatened or endangered. The habitat that supports a narrow endemic species is also considered a sensitive biological resource (ECOPP, 2024, p. 8).

### Local Regulations

***City of Jurupa Valley General Plan***

The City of Jurupa Valley General Plan identifies policies that relate to biological resources within the City. The specific policies outlined in the City's General Plan that are related to biological resources and that apply to the proposed Project are listed in a General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

## 4.4.5 Methodology

The Project's impacts to biological resources were evaluated using information obtained from the Biological Technical Report prepared by ECORP Consulting, Inc., (*Appendix C1*). As part of the biological resources assessment, the Project site and surrounding areas were assessed to determine the potential presence of biological resources. Preparation of the Biological Technical Report included a literature review of federal register listings, protocols, and species data provided by the USFWS in conjunction with anticipated federally listed species potentially occurring within the Project site. The California Natural Diversity Database (CNDDB), a CDFW Natural Heritage Division species account database, was also reviewed for all pertinent information regarding the locations of known occurrence of sensitive species in the vicinity of the property. In addition, numerous regional and floral faunal field guides were utilized in the identification of species and suitable habitats. Two biological reconnaissance surveys were conducted by ECORP biologists. The first survey was conducted in July 2022, and an updated survey was conducted in May 2024. The first survey was conducted by ECORP Biologists, Carla Marriner and Verity Richardson, on July 12, 2022, and the second survey was conducted by ECORP Biologist, Phillip Wasz, on May 29, 2024, in order to characterize and identify potential sensitive plant and wildlife habitats, and to establish the accuracy of the data identified in the literature search and previous surveys.

## 4.4.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to biological resources. Based on these significance thresholds, a project would have a significant impact on biological resources if it would:

***a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

**Under the City's local significance threshold, the project would have significant effects if:** The proposed 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.

***b) 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?***

**Under the City's local significance threshold, the project would have significant effects if:** 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

***c) 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?***

**Under the City's local significance threshold, the project would have significant effects if:** The project results in a direct or an indirect physical change to state or federally protected wetlands.

***d) 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?***

**Under the City's local significance threshold, the project would have significant effects if:** 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.

***e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with the following General Plan Policies:

- COS 1.2 -Protection of Significant Trees. Protect and preserve significant trees, as determined by the City Council upon the recommendation of the Planning Commission. 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. Maintain and conserve superior examples of vegetation, including: agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value.
- COS 1.3 - Other Significant Vegetation. Maintain and conserve superior examples of vegetation, including: agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value.

***f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

**Under the City's local significance threshold, the project would have significant effects if:** The project is in conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

### 4.4.7 Environmental Impact Analysis

| Threshold 4.4 (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, 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? | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** The proposed 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.

#### Plans, Policies, and Programs

Plans, Policies, and Programs (PPPs) include existing City of Jurupa Valley regulatory requirements, such as municipal codes, that would apply to the proposed Project. These PPPs are intended to work in conjunction with existing federal, state, and regional regulations and plans to further minimize or avoid potential impacts to biological resources. The following PPPs apply to the Project and would reduce impacts related to biological resources. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.4-1** The Project Applicant is required to pay MSHCP Local Development Mitigation fees as established and implemented by the City of Jurupa Valley Municipal Code Sec. 3.80.070, Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee.

#### Project Design Features

The proposed Project is designed to include all applicable regulatory and therefore mandatory components associated with the proposed uses that pertain to the reduction of biological resources. The Project does not include any specific project design features related to biological resources other than those required by federal, State, and/or local regulations.

#### Impact Analysis

*Jurisdictional Wetlands/Resources*

Impacts would involve temporary access within the concrete channel of Day Creek during construction of the widening of Limonite Avenue, as contemplated within the City's General Plan. The channel itself would be modified to extend the existing wingwalls to match the additional width. There are no new supports being placed within the channel. The extension of the wingwalls would be approximately 30 feet southwards. The width of the work area for the extension in Day Creek Channel would be approximately 25 feet. Total area within the channel that is subject to impacts includes 0.023 acre. These impacts are considered to be temporary since they occur entirely within a previously constructed concrete channel.

There is also a pedestrian bridge being constructed across Day Creek Channel aligning with the southern boundary of the property. This bridge would require no work within the channel itself. Footings would be placed within adjacent uplands on both the east and west side, well away from the channel boundaries. A prefabricated pedestrian bridge would be placed on the footings and anchored to the ground. Total impacts to Day Creek Channel associated with the pedestrian bridge equal 0 acre.

### *Special-Status Plants*

The literature review and database searches conducted as part of the Biological Technical Report and MSHCP Consistency Analysis (Appendix C1) identified 46 special status plant species that could occur on or near the Project site. Only one species, the smooth tarplant, was found to have a moderate potential to occur on the Project site due to presence of marginally suitable grassland habitat. However, the species was not observed during the site biological surveys. **Table 4.4-**1 Special-Status Plant Species Potential to Occur provides the details of the 46 special status plant species identified during the literature and database review with the potential for occurrence based on the site reconnaissance and surveys.

### Table 4.4-1 Special-Status Plant Species Potential to Occur

| Scientific Name / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| ***Abronia villosa var. aurita*** /Chaparral sand-verbena | Occurs in chaparral, coastal scrub, and desert habitats. Often found in sandy soil. | **Presumed Absent.** No chaparral, costal scrub or desert habitat are present on the Project site. There are no records within five miles. |
| ***Allium marvinii /*** Yucaipa onion | Occurs in chaparral. Often found in openings on clay soils. | **Presumed Absent.** No suitable chaparral habitat is present on the Project site and there are no records within five miles. |
| ***Allium munzii /*** Munz's onion | Occurs in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grasslands. Often found in clay soils, growing in grasslands and openings within shrublands or woodlands. | **Low.** Marginally suitable grassland habitat is present on the Project site; however, no clay soils occur onsite, and there are no records within five miles of the Project site. |
| ***Ambrosia pumila /*** San Diego ambrosia | Occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Often found in sandy loam or clay, often in disturbed areas, sometimes found in alkaline soils. | **Low.** Marginal suitable disturbed grassland habitat was present on site, and there is one record approximately four miles southeast of the Project site. However, no vernal pools, or river flood plain terraces, and/or alkali playas occur onsite. This species was not observed during the biological surveys conducted in July and August 2022. |
| ***Arenaria paludicola /*** Marsh sandwort | Occurs in marshes and swamps. Often found in sandy soils. | **Presumed Absent.** No suitable habitat was present on the project site and no records were identified within five miles of the project site. Typically occurs in marshes and swamps, primarily in sandy soils. |
| ***Astragalus brauntonii /*** Braunton's milk-vetch | Occurs in chaparral, coastal scrub, and coastal prairie grasslands. It is often found growing in disturbed areas, especially in carbonate soils areas. | **Presumed Absent.** The site lacks suitable habitat for the species including soils, and there are no records within five miles of the site. |

| Scientific Name / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| ***Atriplex coulteri* /** Coulter's saltbush | Occurs in coastal bluff scrub, coastal dunes, coastal scrub, valley, and foothill grassland. | **Presumed Absent.** Although moderately grassland habitat is present on site. No coastal bluff, coastal dunes or coastal scrub occur onsite and there are no records identified within five miles of the project site. The species was not observed during the biological surveys. |
| ***Baccharis malibuensis* /** Malibu baccharis | Occurs in chaparral, cismontane woodland, coastal scrub, and riparian woodland. | **Presumed Absent.** No chaparral, cismontane woodland, coastal scrub, or riparian scrub habitat is present on the Project site and there are no records within five miles. |
| ***Berberis nevinii* /** Nevin's barberry | Occurs in chaparral, cismontane woodland, coastal scrub, and riparian scrub habitats. | **Presumed Absent.** No chaparral, cismontane woodland, coastal scrub, and riparian scrub habitat is present on the Project site and there are no records within five miles. |
| ***Calochortus plummerae* /** Plummer's mariposa lily | Occurs in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland in granitic and rocky soils. | **Presumed Absent:** Although there is one historic occurrence approximately 3.65 miles northeast of the site, the Project site lacks rocky, granitic soils, coastal scrub, chaparral, and coniferous forest habitats. |
| ***Calochortus weedii* var. *intermedius* /** Intermediate mariposa lily | Occurs in chaparral, coastal scrub, and valley and foothill grasslands, in rocky, calcareous soils. | **Presumed Absent.** Although marginally suitable grassland habitat is present, the Project site lacks rocky, calcareous soils. There are no records within 5 miles of the Project site. |
| ***Calystegia felix* /** Lucky morning-glory | Occurs in meadows, seeps, and riparian scrub. | **Presumed Absent.** No suitable habitat was present on the project site. |
| ***Calystegia sepium* ssp.*sanctorum* /** Santa Barbara morning-glory | Occurs in coastal marshes and swamps. | **Presumed Absent.** No suitable habitat was present on the project site. |
| ***Centromadia pungens* ssp. *Laevis* /** Smooth tar plant | Occurs in chenopod scrub, meadows and seeps, playas, riparian woodlands, and valley and foothill grassland habitats. Often found in alkaline soil. | **Moderate.** Marginally suitable grassland habitat is present on the Project site and one record of the species occurs approximately 1.2 miles southeast of the site. However, this species was not observed during the biological surveys. |
| ***Chloropyron maritimum ssp. Maritimum* /** Salt marsh bird's-beak | Occurs in coastal dunes, marshes, and swamps. | **Presumed absent.** No suitable habitat was present on the project site. Additionally, the site is outside of the known elevation range for this species. |
| ***Chorizanthe parryi var. Fernandina* /** San Fernando Valley spineflower | Occurs in coastal scrub, valley and foothill grassland. | **Presumed Absent.** The site lacks suitable coastal scrub habitat or native grassland habitat and there are no records of this species within five miles of the Project site. |
| ***Chorizanthe parryi* var. *parryi* /** Parry's spineflower | Occurs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitat. Often found in sandy or rocky openings. | **Presumed Absent.** The site is very disturbed and lacks suitable chaparral, CSS, and woodland habitats; the site also lacks rocky openings. The literature review revealed one record |

| Scientific Name / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| | | of this species within five miles of the Project site. |
| ***Chorizanthe polygonoides* var. *longispina* /** Long-spined spineflower | Occurs in chaparral, coastal scrub, meadows and seeps, valley and foothill grasslands, and vernal pool habitat. Often found in clay soil. | **Presumed Absent.** Although marginally suitable grassland habitat is present on the Project, the site lacks clay soils typical of this species and no coastal scrub, meadows or seeps or vernal pools occur onsite, additionally, there are no records of this species within five miles of the project site. |
| ***Cladium californicum* /** California saw-grass | Occurs in Marshes and swamps, Meadows and seeps | **Presumed Absent.** No suitable marsh, swamp, meadow or seep habitat was present on the project site and no records were identified within five miles of the project site. |
| ***Dodecahema leptoceras* /** Slender-horned spineflower | Occurs in chaparral, cismontane woodland and coastal scrub habitats. Often found in sandy soil. | **Presumed Absent.** No suitable chaparral, coastal scrub, or cismontane woodland habitat is present on Project site and there are no records within five miles. |
| ***Dudleya multicaulis* /** Many-stemmed dudleya | Occurs in chaparral, coastal scrub, and valley and foothill grassland habitats. Typically restricted to clay and cobbly soils. | **Presumed Absent.** Although there are several historic records of this species within five miles of the site, the site lacks clay or cobbly soils and typical suitable habitat for this species. |
| ***Eriastrum densifolium ssp. Sanctorum* /** Santa Ana River woolly star | Occurs in chaparral and coastal scrub habitats. | **Presumed Absent.** No suitable habitat was present on the Project site. One recent record was identified 1.1 miles south of the project site. This species typically occurs in coastal scrub and chaparral habitats. |
| ***Hesperocyparis forbesii* /** Tecate cypress | Occurs in closed-cone coniferous forest, and chaparral habitat. Often found in areas with clay, gabbroic or metavolcanics soils. | **Presumed Absent.** No suitable forest or chaparral habitat is present on the Project site. In addition, there are no records within five miles of the site. |
| ***Hesperocyparis goveniana*** / Gowen cypress | Occurs in maritime chaparral and closed-cone coniferous forest. | **Presumed Absent.** No suitable forest or chaparral habitat is present on the Project site. |
| ***Horkelia cuneata* var. *Puberula* /** Mesa horkelia | Occurs in chaparral, cismontane woodland, and coastal scrub. | **Presumed Absent.** No suitable chaparral, cismontane woodland, or coastal scrub habitat is present on the Project site. In addition, there are no records within five miles of the site. |
| ***Lasthenia glabrata* ssp. *Coulteri* /** Coulter's goldfields | Occurs in coastal salt marshes and swamps, playas, and vernal pools. | **Presumed Absent.** No suitable coastal marsh, swamp, playa, or vernal pool habitat is present on site. |
| ***Lepechinia cardiophylla* /** Heart-leaved pitcher sage | Occurs in openings of chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and riparian woodland. | **Presumed Absent.** No suitable habitat is present on the Project site and there are no records within five miles. |
| ***Lycium parishii* /** Parish's desert-thorn | Occurs in coastal scrub and Sonoran Desert scrub habitats. | **Presumed Absent.** No suitable habitat was present on the project site and no |

| Scientific Name / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| | | records were identified within five miles of the project site. |
| ***Malacothamnus parishii /*** Parish's bush-mallow | Occurs in chaparral and coastal scrub habitats. | **Presumed Absent.** No suitable habitat was present on the project site and no records were identified within five miles of the project site. |
| ***Monardella australis ssp. Jokerstii /*** Jokerst's monardella | Occurs in chaparral, and lower montane coniferous forests. Often found in alluvial terraces, drainages, scree, slopes, talus, and washes. | **Presumed Absent.** No suitable habitat was present on the project site and no records were identified within five miles of the project site. Additionally, the Project site is outside of the known elevational range for this species. |
| ***Monardella hypoleuca ssp. Intermedia /*** Pringle's monardella | Occurs in chaparral, cismontane woodland, and occasionally in lower montane coniferous forest habitat. Often found in areas of understory. | **Presumed Absent.** No suitable chaparral, woodland, or forest habitat is present on the Project site and there are no records within five miles. |
| ***Monardella pringlei /*** Pringle's monardella | Occurs in coastal scrub habitats. | **Presumed Absent.** No suitable habitat was present on the project site, although one record was identified within 5 miles of the Project site. Typically occurs in coastal scrub habitats. Additionally, the Project site is outside of the known elevational range for this species. |
| ***Muhlenbergia utilis /*** Aparejo grass | Occurs in chaparral, cismontane woodland, coastal scrub, marshes and swamps, meadows, and seeps. | **Presumed Absent.** No chaparral, cismontane woodland, coastal scrub, marshes and swamps or meadows and seep habitat is present on the Project site and there are no records within five miles. |
| ***Navarretia prostrata /*** Prostrate vernal pool Navarretia | Occurs in coastal scrub, meadows and seeps, alkaline valley and foothill grasslands, and vernal pools. | **Presumed Absent.** The site lacks seeps and vernal pools. No records within five miles of the project site. |
| ***Nolina cismontane /*** Chaparral nolina | Occurs in coastal scrub habitat, sometimes associated with gabbroic and sandstone rich soils. | **Presumed Absent.** No suitable coastal scrub habitat is present on the Project site and no gabbroic or sandstone rich soils were present. Also, there are no records of the species within five miles. |
| ***Penstemon californicus /*** California beardtongue | Occurs in chaparral, lower montane coniferous forest, pinyon and juniper woodland. | **Presumed Absent.** No suitable chaparral, lower montane coniferous forest, or pinyon and juniper woodland present on the Project site. No records within five miles. Additionally, the Project site is outside of the known elevational range for this species. |
| ***Pentachaeta aurea ssp. Allenii /*** Allen's pentachaeta | Occurs in Southern oak woodland and valley grassland. | **Presumed Absent.** No suitable oak woodland is present onsite, the site is highly disturbed dominated by nonnative grassland; there are no records of the species within five miles of the Project site. The species has been only documented in Orange County. |

| Scientific Name / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| ***Phacelia keckii /*** Santiago Peak phacelia | Occurs in chaparral and closed-cone coniferous forest habitats. | **Presumed Absent.** No suitable habitat present on the Project site. No records within five miles of the Project site. |
| ***Phacelia stellaris /*** Brand's star phacelia | Occurs in coastal dunes and coastal scrub habitats. | **Presumed Absent.** No suitable coastal dunes and coastal scrub habitat was present on the Project site and no records occur within five miles of the Project site. |
| ***Pseudognaphalium Leucocephalum /*** White rabbit-tobacco | Occurs in chaparral, cismontane woodland, coastal scrub, and riparian woodland. Often found in sandy, gravelly soils. | **Presumed Absent.** No suitable chaparral, cismontane woodland, coastal scrub, or riparian woodland habitat for this species is present on the Project site. There are no records within five miles. |
| ***Senecio aphanactis /*** Chaparral ragwort | Occurs in chaparral, cismontane woodland, and coastal scrub. Sometime alkaline soils. | **Presumed Absent.** There is one record approximately 4.3 miles northeast from the Project site; however, the record is historic, and no suitable chaparral, cismontane woodland, or coastal scrub habitat is present on the Project site. |
| ***Sidalcea Neomexicana/*** Salt spring checkerbloom | Occurs in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Often found in alkaline and mesic soils. | **Presumed Absent.** No suitable chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, or playa habitat was present on the site. In addition, there are no records within five miles of the site. |
| ***Sphenopholis obtusata /*** Prairie wedge grass | Occurs in cismontane woodlands, meadows, and seeps. Found in mesic habitats. | **Presumed Absent.** No suitable habitat was present on the project site. Typically occurs in cismontane woodland and meadows and seeps in mesic soils. Additionally, there are no records within five miles of the Project site. |
| ***Symphyotrichum Defoliatum /*** San Bernardino aster | Occurs in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothill grassland habitats. Often found in areas near ditches, streams, and springs. | **Presumed Absent.** Although marginally suitable grassland habitat is present on the Project site, the site lacks seeps, marshes, coastal scrub, coniferous forest, and swamps. There is one historic record approximately 4.1 miles northeast from the Project site. This perennial species was not observed during the general biological survey. |
| ***Thysanocarpus rigidus /*** Rigid fringepod | Occurs in pinyon and juniper woodland habitats. Prefers dry, rocky, sloped habitat. | **Presumed Absent.** No suitable pinyon and juniper woodland is present on the Project site. There are no records within five miles of the Project site. |
| ***Yucca brevifolia /*** Joshua tree | Occurs in Joshua tree woodlands with substrate including loam, sandy loam, or sand. | **Presumed Absent.** No suitable habitat was present on the Project site. There are no records within five miles of the Project site. |

*Source: Biological Technical Report and MSHCP Consistency Analysis, Appendix D Special-Status Plant Species Potential to Occur. (Appendix C1).*

*Narrow Endemic Plant Survey*

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. As part of the Biological Technical Report and MSHCP Consistency Analysis on August 24, 2022, a Narrow Endemic Plant (NEP) Species habitat assessment was conducted and determined that the site does not support suitable habitat for San Miguel savory or Brand's phacelia. However, marginally suitable habitat was found for San Diego ambrosia. Due to the presence of the potential for San Diego ambrosia a focused NEP survey was conducted on August 24, 2024. San Diego ambrosia plant was not found to be present on site during the general biological reconnaissance survey or the NEP species survey. The Biological Technical Report and MSHCP Consistency Analysis determined that none of these species were expected to occur on the Project site and therefore no impacts to NEP species are expected to occur with development of the Project and as such no additional plant surveys were required and the Project is consistent with Section 6.13 of the MSHCP.

*Special Status Wildlife*

The literature review and database searches conducted as part of the Biological Technical Report and MSHCP Consistency Analysis *(Appendix C1)* identified 46 special status wildlife species. The burrowing owl was found to have a high potential to occur on the Project site and five species including the Crotch bumble bee, California glossy snake, red-diamond rattlesnake, grasshopper sparrow, and Los Angeles pocket mouse were determined to have a low potential to occur on the Project site. Of those five species, three (red-diamond rattlesnake, grasshopper sparrow, and Los Angeles pocket mouse) are MSHCP covered species that are considered adequately conserved, and the Project site is not located within any MSHCP designated survey areas for these species.

Burrowing Owl

Suitable 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 observed on the Project site during the field surveys. No burrowing owls were detected during the habitat assessments and focused survey; however, habitat suitable for the Burrowing Owl was found on the project site; and the Biological Technical Report recommended a preconstruction survey for Burrowing Owl. [21]

As a result of the potential impacts to the burrowing owl mitigation measures **BIO-1 and BIO-3** are discussed below is required to reduce impacts to less than significant.

Crotch Bumble Bee

Additionally, marginally suitable nectaring and burrow habitat is present for the Crotch bumble bee on the Project site within the nonnative grassland vegetation and the Biological Technical Report recommended a preconstruction survey for Crotch bumble bee.

As a result of the potential impacts to the Crotch bumble bee mitigation measures **BIO-2 and BIO-3** are discussed below and are required to reduce impacts to less than significant.

**Table 4.4-2** Special-Status Wildlife Species Potential to Occur provides the details of the 46 special status wildlife species identified during the literature and database review with the potential for occurrence based on the site reconnaissance and surveys.

[21] *Biological Technical Report and MSHCP Consistency Analysis,* Appendix C1

## Table 4.4-2 Special-Status Wildlife Species Potential to Occur

| *Scientific Name* / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| **INVERTABRATES** | | |
| ***Bombus crotchii* /** Crotch bumble bee | Found in coastal California east to the Sierra-Cascade crest and south into Mexico. Occurs in open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings. Prefers a diet consisting of certain plant species including milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheats. Nests are often located underground in abandoned rodent nests or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. | **Low.** The site is very disturbed and primarily covered by dense nonnative grassland; no scrub habitat is present and there are no records within five miles of the Project site. However, marginally suitable nectaring and burrow habitat is present on the Project site within the nonnative grassland vegetation. |
| ***Branchinecta sandiegonensis* /** San Diego fairy shrimp | Vernal pools and ephemeral wetlands in San Diego and Orange Counties. | **Presumed Absent.** No ephemeral wetlands or vernal pools are present on the Project site. No clay soils present on the site. Additionally, the project site is outside of the geographical range of the species. |
| ***Euphydryas editha quino* /** Quino checkerspot butterfly | Chaparral and coastal sage scrublands in Riverside and San Diego counties. | **Presumed Absent.** No suitable habitat is present on the Project site, no records were identified within five miles. |
| ***Rhaphiomidas terminatus abdominalis* /** Delhi Sands flower-loving fly | Occurs in fine, sandy soils, often with wholly or partly consolidated dunes. Restricted to a particular soil type classified as the 'Delhi' series. The fly is typically found in relatively intact, open, sparse, native habitats with less than 50 percent vegetative cover. | **Presumed Absent.** Although historic suitable Delhi sand soils are present on the Project site, and there are eight records within five miles of the site, (the most recent was recorded in 2013 #17 2.59 miles northeast of the Project site). The site is highly disturbed and dominated by nonnative grasses with some portions of compacted soils; additionally, no consolidated dunes occur onsite. The Project is not located in the MSHCP Delhi Sands flower-loving fly Survey Area. |
| **FISH** | | |
| ***Catostomus santaanae* /** Santa Ana sucker | Occurs in clear, cool rocky pools and runs of creeks and small to medium rivers; usually in shallow streams; associated with coarse substrates of boulder, rubble, and gravel, but sometimes it occurs on sand/mud bottoms. | **Presumed Absent.** No stream habitat or running water was present on the project site. |
| ***Gila orcutti* /** arroyo chub | Creeks, streams, and rivers with areas of slow-moving water with sand or mud bottoms. Ranges from San Diego to San Luis Obispo County. | **Presumed Absent.** No permanent creeks, streams, or rivers are present on the Project site. |
| ***Oncorhynchus mykiss irideus pop. 10* /** steelhead – Southern California DPS | Watersheds with clean, stable spawning gravels, off-channel habitats | **Presumed Absent.** There is a recent record #18 (2013) 0.39 miles |

| *Scientific Name* / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| | and beaver ponds for juvenile overwintering, healthy estuaries and near shore habitats and productive coastal oceans for adults feeding migrations. | southeast; however, there is no suitable habitat present on the Project site. |
| ***Rhinichthys osculus ssp. 8 /*** Santa Ana speckled dace | Found in shallow gravel and cobble riffles of permanent flowing streams with summer temperatures of 17-20 C; overhanging riparian plants provide cover. | **Presumed Absent.** No stream habitat or running water was present on the project site. |
| **AMPHIBIANS** | | |
| ***Anaxyrus californicus /*** arroyo toad | Sandy banks of rivers, arroyos, and streams with shallow sandy pools. Also found in riparian woodlands or uplands adjacent to arroyos. | **Presumed Absent.** No rivers, arroyos, or streams with shallow pools are present on the Project site and there are no records within five miles. |
| ***Spea hammondii /*** western spadefoot | Prefers open areas with sandy or gravelly soils, including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, and alkali flats | **Presumed Absent.** The site lacks suitable habitat for the species including mixed woodlands, grasslands, coastal sage scrub and river floodplains and there are no records within five miles of the Project site. |
| ***Taricha torosa /*** coast range newt | Occurs in wet forests, oak forests, chaparral, and rolling grasslands. Burrows in moist soil or wood debris. | **Presumed Absent.** No chaparral, forest, or moist soil habitat is present on the Project site and there are no records within five miles. |
| **REPTILES** | | |
| ***Anniella stebbinsi /*** southern California legless lizard | Typically occurs in moist warm loose soil with plant cover in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. | **Presumed Absent.** Although there are multiple records within five miles there are no suitable moist habitat present on the Project site. |
| ***Arizona elegans occidentalis /*** California glossy snake | Typically occurs in scrub or grassland habitat, often with loose or sandy soils. | **Low.** Marginally suitable grassland habitat was present on the Project site. There is one occurrence (Occ #220) within five miles of the Project site, recorded in 1946. |
| ***Aspidoscelis tigris stejnegeri /*** coastal whiptail | Arid habitats including chaparral, woodlands, and dry riparian areas. | **Presumed Absent.** No suitable habitat was present within the Project site and no records of the species were found within five miles of the Project site. |
| ***Coleonyx variegatus Abbotti /*** San Diego banded gecko | Rocky areas in coastal sage scrub and chaparral. | **Presumed Absent.** Although there is one record within five miles of the Project site there is no suitable coastal sage scrub or rocky habitat present on the Project site. |
| ***Crotalus ruber /*** red-diamond rattlesnake | Found in coastal chaparral, arid scrub, rocky grassland, oak and pine woodlands, desert mountain slopes and rocky desert flats. | **Low.** Suitable grassland habitat was present, and this species has been recorded recently within five miles of the Project site (Occ #8) but the site lacks rocky areas preferred by this species. |

| *Scientific Name* / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| ***Emys marmorata* /** western pond turtle | Ponds, lakes, rivers, streams, marshes, and other water sources with rocky or muddy substrate. Basks on logs, rocks, and exposed banks. | **Presumed Absent.** Although this species has been recorded within five miles of the Project site, no suitable aquatic habitats are present on the Project site. |
| ***Phrynosoma blainvillii* /** coast horned lizard | Open areas of valleys, foothills, and semiarid mountains with sandy soil and low vegetation including chaparral, woodlands, and grasslands. | **Presumed Absent.** Marginally suitable grassland habitat is present on the Project site; however, no chaparral, woodland or foothills occur within the Project site and there are no records of the species within five miles. |
| ***Salvadora hexalepis Virgultea* /** coast patch-nosed snake | Coastal scrub and semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains. Brushy or shrubby vegetation in coastal Southern California. Require small mammal burrows for refuge and overwintering sites. | **Presumed Absent.** No suitable coastal scrub or chaparral habitats are present on the Project site and there are no records of this species within five miles. |
| ***Thamnophis hammondii* /** two-striped gartersnake | Occur along aquatic habitats such as pools and creeks usually near chaparral, rocky areas, brushland, oak woodland, and conifer forests and hunts in water. Found from sea to about 7,000 ft elevation. | **Presumed Absent.** No suitable aquatic habitat was present on the Project site and there are no records within five miles of the Project site. |
| **BIRDS** | | |
| ***Agelaius tricolor* /** tricolored blackbird (nesting colony) | Freshwater marshes with dense cattails, bulrushes, sedges, and tule. Forages in open habitat such as cultivated fields and pastures. | **Presumed Absent.** Although there are a few recent records within five miles there are no freshwater marshes for nesting are present on the Project site and there are no records within five miles. |
| **Ammodramus savannarum /** grasshopper sparrow | Grasslands, prairies, hayfield, and open pastures with little scrub habitat. | **Low.** Potential habitat is present in the disturbed grassland habitat on the Project site. No records within five miles. |
| ***Aquila chrysaetos* /** golden eagle (nesting & wintering) | Open country including prairies, sagebrush, savannah or sparse woodlands, and barren hills or mountainous areas. Nests on rocky cliff edges. | **Presumed Absent.** There is one recent record within five miles of the Project site, however, no suitable rocky, cliff habitat for nesting is present on site. |
| ***Asio otus* /** long-eared owl (nesting) | Nests in trees or tree cavities within deciduous and evergreen forests, orchards, wooded parks, farm woodlots, river woods, desert oases. | **Presumed Absent.** No suitable habitat was present on the Project Site**.** |
| ***Athene cunicularia* /** burrowing owl (burrow & some wintering sites) | Open grasslands including prairies, plains, and savannah, or vacant lots and airports. Nests in abandoned dirt burrows. | **High.** Suitable foraging and burrow habitat is present within the open grassland habitat on the Project site. Numerous small mammal burrows are present within the Project site. Several records of the species were found within five miles of the Project site. However, no burrowing owls or sign of the species were detected during the focused surveys. |

| *Scientific Name* / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| ***Buteo swainsoni* /** Swainson's hawk (nesting) | Open pine-oak woodland, savannah, and agricultural fields with scattered trees. Nests in large solitary trees. | **Presumed Absent.** Although there is one historic record #2549 2.65 miles southwest of the Project site, the site is surrounded by urban developed areas and lacks suitable nesting habitat. |
| ***Campylorhynchus brunneicapillus sandiegensis* /** coastal cactus wren | Coastal sage scrub with tall opuntia cacti. Nests in opuntia cactus. | **Presumed Absent.** Coastal sage scrub habitat with opuntia cacti is not present on the Project site and there are no records within five miles. |
| **Coccyzus americanus occidentalis /** western yellow-billed cuckoo | Occurs in riparian forest habitat. Nests along the broad (≥ 5 hectares) patches of multi-layered riparian woodland, often dominated by willows and cottonwoods of lower flood bottoms of larger river systems. | **Presumed Absent.** Although there are three records of this species within five miles of the Project site, no suitable riparian forest habitat is present on the Project site. |
| **Coturnicops noveboracen Sis /** yellow rail | Occur in shallow marshes with short vegetation. | **Presumed Absent.** Although there is one historic record within five miles of the Project site, there is no suitable marsh habitat present on site. |
| ***Elanus leucurus* /** white-tailed kite (nesting) | Open habitat in lowlands including savanna, open woodlands, marshes, and agricultural fields. Nests in tall trees within or on the edge of forested areas. | **Presumed Absent.** No suitable nesting habitat is present on the Project site and no records of this species were identified within five miles. |
| ***Empidonax traillii extimus* /** southwestern willow flycatcher | Riparian woodlands in Southern California. | **Presumed Absent.** No suitable riparian woodland habitat was present onsite, and no records of the species were identified within five miles of the Project site**.** |
| ***Haliaeetus Leucocephalus*** bald eagle (nesting & wintering) | Breeding habitat most commonly includes areas close to coastal areas, bays, rivers, lakes, reservoirs, or other bodies of water that reflect the general availability of primary food sources including fish, waterfowl, or seabirds. | **Presumed Absent.** No suitable nesting habitat or adjacent to large bodies of water were present on the Project site and there are no records of this species within five miles. |
| ***Icteria virens* /** yellow-breasted chat (nesting) | Riparian and upland thickets, and dry overgrown pastures. Prefers to nest in dense scrub along streams or at the edges of ponds or swamps. | **Presumed Absent.** There is one recent record within five miles of the Project site, however, no suitable riparian habitat is present on the Project site. |
| ***Laterallus jamaicensis Coturniculus* /** California black rail | Marshlands and wet meadows. | **Presumed Absent.** There is no suitable marshland or wet meadow habitat present on the Project site. Although there is a record within 5 miles of the Project site, it is historic and was recorded in wetland habitat. |
| ***Polioptila californica californica* /** coastal California gnatcatcher | Dry coastal slopes, washes, and mesas with areas of low vegetation and coastal sage scrub. | **Presumed Absent.** Although the literature review revealed several occurrences within five miles of the Project site, and no suitable habitat occurs within the Project site. |
| ***Setophaga petechia* /** yellow warbler | Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. | **Presumed Absent.** Although there are two records of this species within five miles of the site, no suitable habitat occurs on the Project site. |

| *Scientific Name* / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| | Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders. | |
| ***Vireo bellii pusillus* /** least Bell's vireo (nesting) | Riparian woodlands and willow-cottonwood forests particularly with streamside thickets and dense brush. | **Presumed Absent.** Although there are multiple records within five miles, there is no suitable riparian woodland or willow-cottonwood forest habitat on the Project site. |
| **MAMMALS** | | |
| ***Antrozous pallidus* /** Pallid bat | Occurs in chaparral, coastal scrub, desert wash, Mojavean desert scrub, riparian woodland, Sonoran Desert scrub, upper montane coniferous forest, and valley & foothill grassland habitats. Mostly found in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Frequently roost in live trees and snags that have holes and cavities, or crevices formed by exfoliating bark. | **Presumed Absent.** No roosting habitat present on the site. No records have been identified within five miles of the Project site. |
| ***Dipodomys merriami Parvus* /** San Bernardino kangaroo rat | Occurs in alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains. | **Presumed Absent.** There is no suitable habitat on the Project site. Although there have been two occurrences of this species approximately 4.3 miles northeast of the Project site, the occurrences were recorded in 1909 and are considered historic. |
| ***Dipodomys stephensi* /** Stephens' kangaroo rat | Annual grasslands, coastal sage scrub with sparsely spaced vegetation, loose friable soils, and flat or slightly rolling terrain. | **Presumed Absent.** Although marginally suitable grassland habitat is present on the Project site and there are two recent records within five miles, the closest and most recent occurrence was recorded in 2013 approximately 1.7 miles from the Project site (#252). the site is highly disturbed, very isolated and lacks connectivity for the species. |
| ***Eumops perotis Californicus* /** western mastiff bat | Roosts high above ground in rock and cliff crevices, shallow caves, and rarely in buildings. Occurs in arid and semiarid regions including rocky canyon habitats. | **Presumed Absent.** The literature review revealed two historic records within five miles of the Project site, however, there are no suitable rock or cliff habitat is present on the Project site. |
| ***Lasiurus xanthinus* /** western yellow bat | Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees. | **Presumed Absent.** Although there has been one occurrence (Occ # 23) of this species approximately 2 miles south of the Project site, the occurrence was recorded in 1989 and is considered historic. In addition, no suitable riparian habitat is present on the Project site. |

| *Scientific Name* / Common Name | Habitat Requirements | Potential for Occurrence |
|---|---|---|
| ***Neotoma lepida intermedia /*** San Diego desert woodrat | Coastal scrub of Southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops & rocky cliffs & slopes. | **Presumed Absent.** No suitable scrub habitat was present on the Project site, the site lacks moderate to dense canopies and rocky habitats. In addition, there are no records within five miles. |
| ***Nyctinomops femorosaccus /*** pocketed free-tailed bat | Roosts in crevices of outcrops and cliffs, shallow caves, and buildings. Found along rugged canyons, high cliffs, and semiarid rock outcroppings. | **Presumed Absent.** No roosting habitat present on the Project site. No records have been identified within five miles of the Project site. |
| ***Nyctinomops macrotis /*** Big free-tailed bat | Roosts in crevices and cracks in canyon walls, and buildings. Found along rugged, rocky country in both highland and lowland habitats. | **Presumed Absent.** No roosting habitat present on the Project site. No records have been identified within five miles of the Project site. |
| ***Perognathus longimembris brevinasus /*** Los Angeles pocket mouse | Habitats with sandy and fine soils, including grasslands, coastal sage scrub, and alluvial sage scrub. | **Low.** Marginally suitable grassland habitat is present on the Project site. However, no records have been identified within five miles of the Project site. |

*Source: Biological Technical Report and MSHCP Consistency Analysis, Appendix E Special-Status Wildlife Species Potential to Occur. (Appendix C1).*

### *Indirect Impacts*

The Project will comply with all applicable water quality regulations, including complying with a NPDES permit and MS4 Permit by the Santa Ana Region Water Quality Control Board (RWQCB). This State Permit places pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential communities. Both permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or municipal system.

Storm water treatment systems will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant material, or other elements that could degrade or harm downstream biological or aquatic resources. Toxic sources within the Project site would be limited to those commonly associated with residential, commercial, and mixed-use development, such as pesticides, insecticides, herbicides, fertilizers, and vehicle emissions. The Project will incorporate structural BMPs, as required in association with compliance with NPDES and MS4 permit systems, to reduce or prevent the level of toxins introduced into the municipal system.

Lighting, noise levels, and landscaping during and post construction would not indirectly impact wildlife species. No open space or sensitive biological receptor sites are located within or adjacent to the Project site. No significant impacts are anticipated.

## Level of Significance Before Mitigation

Potentially significant.

## Mitigation Measures

**MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection:** To avoid project-related impacts to burrowing owls potentially occurring on or in the vicinity of the project site, a pre- construction presence/absence survey for burrowing owl within the Impact Site (and 500- foot survey buffer) where suitable habitat is present in accordance with the March 2006 Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. In addition, a preconstruction survey for burrowing owl shall be conducted within 3 days prior to initiation of Project activities and reported to CDFW. Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.

If no burrowing owls are observed during the survey, site preparation and construction activities may begin. If burrowing owl are present or if active burrowing owl burrows are detected during the breeding season within the survey area, then avoidance or minimization measures shall be undertaken in consultation with the City of Jurupa Valley, California Department of Fish and Wildlife (CDFW) and US Fish and Wildlife Service (USFWS). CDFW shall be sent written notification within 48 hours of detection of burrowing owls. If active nests are identified on an implementing project site during the pre-construction survey, the Project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan.

The qualified biologist and Project Applicant shall coordinate with the City, CDFW, and USFWS to develop a Burrowing Owl Plan to be approved by the City, CDFW, and USFWS prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, relocation, monitoring, minimization, and/or mitigation actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The City will implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

If active burrowing owl burrows are detected outside the breeding season or during the breeding season and it's determined nesting activities have not begun (or are complete), then passive and/or active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. Within Impact Site(s) during Project implementation and construction, the Project applicant shall notify CDFW immediately in writing within 48 hours of detection. A Burrowing Owl Plan will be submitted to CDFW for review and approval within two weeks of detection and no Project activity will continue within 1000 feet of the burrowing owls until CDFW approves the Burrowing Owl Plan. The City shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.

A final report shall be prepared by a qualified biologist documenting the results of the burrowing owl surveys and detailing avoidance, minimization, and mitigation measures. The final report will be submitted to the City and CDFW within 30 days of completion of the survey and burrowing monitoring for mitigation monitoring compliance record keeping.

**MM-BIO-2: Pre-Construction Crotch Bumble Bee Survey:** The Crotch bumble bee is legally protected under the California ESA as a Candidate Species. Prior to ground-disturbing activities are scheduled to occur, a preconstruction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is required that a minimum of two Crotch bumble bee preconstruction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bees are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. It is important to note that if Crotch bumble bee is determined to occur within the Project area at any time, coordination with CDFW will be required and the project may need to obtain an Incidental Take Permit under Section 2081 of the California ESA.

**MM-BIO-3: Biological Monitoring:** A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey “sweeps” at the start of each workday that vegetation clearing takes place to minimize impacts on special- status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project site has been completely cleared of any vegetation. If an active bird nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special- status wildlife species are detected during biological monitoring activities and impacts are unavoidable, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.4 (b) 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 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? | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

## Plans, Policies, and Programs

Plans, Policies, and Programs (PPPs) include existing City of Jurupa Valley regulatory requirements, such as municipal codes, that would apply to the proposed Project. These PPPs are intended to work in conjunction with existing federal, state, and regional regulations and plans to further minimize or avoid potential impacts to biological resources. The following PPP applies to the Project and would reduce impacts related to biological resources. These requirements are included in the Project's MMRP to ensure compliance:

**PPPs 4.4.1** shall apply.

## Project Design Features

The proposed Project is designed to include all applicable regulatory and therefore mandatory components associated with the proposed uses that pertain to the reduction biological resources. The Project does not include any specific project design features related to biological resources other than those required by federal, State, and/or local regulations.

## Impact Analysis

### *Riparian Habitat*

The *Biological Technical Report* 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.

### *Direct Impacts*

As discussed and described in Section 4.4 (a) during the literature and database reviews and based on the site reconnaissance and surveys the Project has the potential for direct impacts on Burrowing Owl and Crotch bumble bee. Therefore, mitigation measures **BIO-1, BIO-2, and BIO-3** are required.

*Indirect Impacts*

No sensitive vegetation or wildlife communities were identified on or adjacent to the Project site. However, indirect impacts such as fugitive runoff (erosion) and fugitive dust are not anticipated. Fugitive runoff (erosion) is not anticipated, as BMPs, such as silt fencing, straw wattle, and sandbags, would be installed around the perimeter of the grading limits. During construction indirect impacts from of fugitive dust would be prevented by watering of haul roads and areas actively being used by equipment and through the mandatory requirements of the SCAQMDs Rule 403 for Fugitive Dust.

### Level of Significance Before Mitigation

Potentially significant.

### Mitigation Measures

Mitigation measures **BIO-1** Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection**, BIO-2** Pre-Construction Crotch Bumble Bee Survey, and **BIO-3** Biological Monitoring are required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.4 (c) 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 state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** The project results in a direct or an indirect physical change to state or federally protected wetlands.

### Plans, Policies, and Programs

There are no PPPs applicable to the Project that would reduce potential impacts relating to state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.).

### Project Design Features

There are no PDFs applicable to the Project related to the topic of state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.).

### 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 the Project Site. The *Biological Technical Report* 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 *Biological Technical Report* however determined that the Day Creek Channel and associated culvert

bisecting the Project site are likely jurisdictional to the USACE, CDFW, and State Water Resources Control Board (SWRCB). [22]

The Project would widen Limonite Avenue, impacting the Day Creek Channel consistent with the City's General Plan. Since the channel is subject to the jurisdiction of the CDFW, RWQCB and USACE, coordination with the regulatory agencies regarding regulatory permitting of the road widening will be required. Additionally, there is also a pedestrian bridge which crosses Day Creek Channel being proposed, however the bridge would entail no impacts within the channel. Therefore, Mitigation Measures BIO-4, BIO-4a, and BIO-4b are required.

### Level of Significance Before Mitigation

Potentially significant.

### Mitigation Measures

**MM-BIO-4a: Flag Westland Environmentally Sensitive Area (ESA)** If wetlands or jurisdictional aquatic resources are identified within the project footprint but will not be affected by the Project, then those resources must be clearly marked for avoidance using flagging, fencing, or other appropriate avoidance method prior to project implementation.

**MM-BIO-4b: Obtain Wetlands Permits** If wetlands or jurisdictional aquatic resources are identified within the Project footprint and would be affected by construction of the Project, the appropriate permits will be obtained from the USACE, SWRCB, RWQCB, or CDFW as required. The permittee will implement all measures and conditions included in those permits.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.4 (d) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

[22] *Biological Technical Report*: Appendix C1

## Plans, Policies, and Programs

There are no PPPs applicable to the Project that would reduce potential impacts relating to 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.

## Project Design Features

There are no PDFs applicable to the Project related to the topic of the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

## Impact Analysis

### *Wildlife Corridors*

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 and surrounded by existing 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 Technical Report* states that Day Creek Channel will be preserved in place and development of the Project will not prevent wildlife from moving up and down the channel. No migratory wildlife corridors or native wildlife nursery sites were identified within the Project site. No impacts to these resources are expected to occur during the development of the Project site. [23]

### *Migratory Bird Treaty Act (MBTA)*

The *Biological Technical Report* found the Project site possess vegetation including trees and shrubs expected to potentially provide suitable nesting habitats for raptors and migratory birds protected under the MBTA and CDFG Codes. Measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503 which prohibits the unlawful taking, possession, or needless destruction of the nest or eggs of any bird. As such, mitigation measure **BIO-5** is required.

## Level of Significance Before Mitigation

Potentially significant

### *Mitigation Measures*

**MM-BIO-5: Migratory / Nesting Bird Survey and Protection:**

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

[23] *Biological Technical Report*: Appendix C1

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

1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

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

### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with the following General Plan Policies:

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

## Plans, Policies, and Programs

There are no PPPs applicable to the Project that relate to the topic of a tree or other significant vegetation preservation policy or ordinance.

## Project Design Features

There are no PDFs applicable to the Project related to the topic of biological resources protect by a tree or other significant vegetation preservation policy or ordinance.

## Impact Analysis

As discussed in **Section 4.11**, Land Use and Planning, the Project would be consistent with all applicable General Plan policies pertaining to biological resources including Conservation and Open Space Policies COS 1.2 (Protection of Significant Trees), 1.3 (Other Significant Vegetation), 2.1 (MSHCP Implementation), and 2.3 (Biological Reports). In particular, COS 1.2 calls for the protection of significant trees. 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. No native trees or oak species occur onsite, and the removal of existing vegetation would not conflict with any City of Jurupa Valley protected tree ordinance or oak tree management guidelines. Therefore, impacts would be less than significant.

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

No Mitigation Required.

## Level of Significance After Mitigation

Less than significant.

| Threshold 4.4 (f) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** The project is in conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

## Plans, Policies, and Programs

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 impacts to biological resources protected by a habitat conservation plan. The following PPPs apply to the Project and would reduce impacts related to biological resources. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.4.1** shall apply.

## Project Design Features

There are no PDFs applicable to the Project related to the topic of the biological resources.

## Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.[24] 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 Technical Report*, prepared for the Project *(Appendix C1)* are listed in **Table 4.4-3**.

### Table 4.4-3 MSHCP Consistency Analysis [25]

| 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. |

[24] Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.
[25] Biological Technical Report, Appendix C1.

| | |
|---|---|
| Narrow Endemic Plants (*MSHCP Section 6.1.3*) | 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 for Brand's phacelia and San Miguel savory and marginally suitable habitat for San Diego ambrosia. During the Narrow Endemic Plant Species survey and general biological reconnaissance no San Diego Ambrosia, Brand's phacelia, or San Miguel savory were observed on the site and are not expected to occur on site. 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) [*MSHCP Section 6.3.2*] | The Project site is located within the Burrowing Owl Survey Area. No Burrowing Owl was observed on the site however; habitat was observed within the Project Site. Additionally suitable nectaring and habitat exist for the Crotch bumble bee; therefore, MM-BIO-1 Pre-Construction Burrowing Owl Survey, BIO-2 Pre-Construction Crotch Bumble Bee Survey, and BIO-3-Biological Monitoring will be required. Additionally, as indicated in 4.4(d) above, suitable nesting habitats exist on the site; therefore MM-BIO-5 Pre-construction Survey for Nesting Birds and Raptors is required. |
| Riparian/Riverine Resources (*MSHCP Section 6.1.2*) | Riparian/riverine resources are not present within the Project Site. No changes in hydrology are expected as a result of this Project. 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 (*MSHCP Section 6.1.2*) | 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 (*MSHCP Section 6.1.2*) | Three species are covered by the MSHCP including the Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). According to the MSHCP, vernal pool fairy shrimp habitat is limited to vernal pools and alkali vernal pools, and Santa Rosa Plateau fairy shrimp are limited to vernal pools formed on basalt flows. 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.<br><br>No potential fairy shrimp habitat was detected and due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated. |
| Delhi-Sands flower-loving fly | The site is highly disturbed and dominated by nonnative grasses with some portions of compacted soils; dunes occur onsite. No impacts to Delhi-Sands flower-loving fly are anticipated. |

| | |
|---|---|
| Guidelines Pertaining to Urban/ Wildlands Interface (*MSHCP Section 6.1.4*) | The Project site is not located in a Conservation Area. |

### Level of Significance Before Mitigation

Potentially significant.

### Mitigation Measures

Mitigation measures **BIO-1, BIO-2, BIO-3,** and **BIO-5** are required.

### Level of Significance After Mitigation

Less than significant.

### 4.3.8 Cumulative Impact Analysis

This cumulative impact analysis for biological resources considers development of the proposed Project in conjunction with other development projects in the vicinity of the Project site. The cumulative impact evaluation also takes into consideration the geographic area covered by the MSHCP, which is the prevailing habitat conservation plan applicable to the Project site.

The temporary direct and/or indirect impacts of the project would not result in significant cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The MSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the City of Jurupa Valley. The proposed Project has been designed and mitigated to remain in compliance with all MSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact.

The MSHCP is a comprehensive multi-jurisdictional habitat conservation plan focusing on the conservation of species and their associated habitats in western Riverside County. It was developed to address the comprehensive regional planning effort and anticipated growth in the City of Jurupa Valley and other areas of western Riverside County. All projects within the Western Riverside MSHCP Area must comply with the requirements of the MSHCP and all projects must comply with the requirements of the federal Endangered Species Act, the California Endangered Species Act, Sections 401 and 404 CWA, Sections 1600 – 1617 FGC, and all applicable federal, state, regional, and local regulations, policies, and ordinances. Due to their site-specific nature, impacts to biological resources would be specifically assessed on a project-by-project basis for a particularly localized area. As with this project, related projects would be addressing site-specific impacts to biological resources through implementation of site-specific recommendations or mitigation measure. Therefore, no cumulative impacts to biological resources would occur.

# 4.5 Cultural Resources

## 4.5.1 Introduction

The following analysis is based in part on information from a technical report entitled: *Cultural Resources Inventory and Evaluation Report,* which was prepared by ECORP Consulting, Inc., dated: August 2022, and is included as Appendix D. All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.5.2 Existing Conditions

### *Natural Setting*

The Project site lies within the City of Jurupa Valley, which is defined by the riparian corridor of the Santa Ana River, slightly undulating flatlands of Mira Loma, rolling terrain of the Pedley Hills, and rugged outcroppings of the Jurupa Mountains. Elevations at the Project site range from approximately 645 to 665 feet above mean sea level with the Day Creek Channel bisecting the site.

The geology underlaying the Project area consists of one unit of Holocene and two units of middle Pleistocene age deposits. The soils comprising the Holocene unit on the Project site include Young Alluvial Channel Deposits (Qya) described as unconsolidated alluvium consisting of medium- to fine-grain sand and lesser silt, mapped in the center portion of the site. The two Pleistocene units on the Project site include Old Alluvial Fan Deposits (Qof) described as indurated sandy deposits mapped on the eastern portion of the site and Old Alluvial Channel Deposits (Qoa) described as unconsolidated to indurated deposits consisting mainly of sand, with minor gravel and silt mapped on the western portion of the site.

The geographical center of the Jurupa Mountains is about 44 miles east of Los Angeles and seven miles northwest of Riverside. Crystalline rocks comprise the bulk of the Jurupa Mountains and probably are the northernmost exposures of the rocks typical of the Southern California batholith. The oldest rocks in the Jurupa Mountains are a series of pre-batholithic metasedimentary rocks which are questionably Triassic in age (MacKevett, 1950).

The Project site is located at the western side of the City of Jurupa Valley, previously an unincorporated community in Riverside County north of downtown Riverside, which is shown on the *Corona North, California*, 1981 USGS quadrangle map. Jurupa Valley is bordered by the cities of Norco and Ontario to the west, the City of Fontana to the north, and the City of Riverside to the south and east. The City is served by the Riverside Freeway (State Route [SR] 91) to the east, Interstate 15 to the west, and SR 60 to the north.

The Project site is bounded by Limonite Avenue to the north, 63rd Street to the south, and Wineville Avenue to the west. The Project site is in an area with a mix of single-family residential and commercial uses.

### Archaeological Setting

Archaeological investigations in Riverside County and elsewhere in southern California have documented a diverse range of prehistoric human occupations, extending from the terminal Pleistocene down to the time of European contact (Koerper and Drover, 1983; Mason, 1984; McKenna, 1986; Wallace, 1955; Warren, 1968).

### Prehistoric Overview

The term "prehistoric period" refers to the period of pre-contact Native California lifeways and traditions prior to the arrival of Euro-Americans.

It is widely acknowledged that human occupation in the Americas began about 13,000 or more years ago (all dates presented here are calibrated radiocarbon ages or calendar dates). However, recent discoveries in regions outside of California have pushed that age back several thousand years more to about 15,000 or even perhaps up to nearly 20,000 years ago.

To describe and understand the cultural processes that occurred during prehistory, archaeologists have routinely developed chronological frameworks to correlate technological and cultural changes recognized in the archaeological record. These summaries bracket certain time spans into distinct archaeological horizons, traditions, complexes, and phases.

There are many such models even for the various sub-regions of Southern California. Given the variety of environments and the mosaic of diverse cultures within California, prehistory is typically divided into specific sub-regions that include the interior of Southeastern California and Mojave Desert and San Diego and the Colorado Desert.

Many archaeologists tend to follow the regional syntheses adapted from a scheme developed by William J. Wallace in 1955 and modified by others. Although the beginning and ending dates vary, the general framework of prehistory in the Southern California region consists of the following four periods:

- **Paleoindian and Lake Mojave Periods** [terminal Pleistocene and Early Holocene] (ca. 11000 B.C. to 6000 B.C.). This time period is characterized by highly mobile foraging strategies and a broad spectrum of subsistence pursuits. These earliest expressions of aboriginal occupation in America were marked by the use of large dart or spear points (Fluted and Concave Base Points) that are an element of the Western Clovis expression. Following the earliest portions of this time span there was a change in climate coincident with the retreat of the glaciers. Large bodies of water existed and lakeside aboriginal adaptations were common. Large stemmed points (Western Stemmed Series – Lake Mojave and Silver Lake point types) were accompanied by a wide variety of formalized stone tools and were employed with the aid of atlatls (dart throwing boards). The latter archaeological materials are thought to be representative of an adaptation that was in part focused on lacustrine and riverine environments.
- **Millingstone Horizon** [Middle Holocene] (ca. 6000 B.C. to A.D. 1000). During this time span mobile hunter-gatherers evolved and became more sedentary. Certain plant foods and small game animals came to the forefront of indigenous subsistence strategies. This prehistoric cultural expression is often notable for its large assemblage of millingstones. These are especially well-made, deep-basin metates accompanied by formalized, portable handstones (manos). Additionally, the prehistoric cultural assemblage of this time period is dominated by an abundance of scraping tools (including scraper planes and pounding/pulping implements), with only a slight representation of dart-tipped - projectile points (Pinto, Elko and Gypsum types).
- **Late Prehistoric Period** (ca. A.D. 1000 to 1500). Following the Millingstone Horizon were cultures that appeared to have a much more complex sociopolitical organization, more diversified subsistence base and exhibited an extensive use of the bow and arrow. Small, light arrow points (ex. Rose Spring Series), and, later, pottery mark this period along with the full development of regional Native cultures and tribal territories.
- **Protohistoric Period** (ca. A.D. 1500 to 1700s). This final cultural period ushered in long-distance contacts with Europeans and thereby led to the Historic Period (ca. A.D. 1700 to contemporary times). Small arrow points recognized as Desert Side-notched and Cottonwood forms are a hallmark of this time period.

### Ethnohistoric Overview

#### Ethnohistoric Period (Post A.D. 1750)

The Native American Heritage Commission has stated in past CEQA documents that there are a number of tribes that may be traditionally and culturally affiliated with Jurupa Valley. This topic is discussed in Section 4.17, Tribal Cultural Resources.

### Historic-Period Overview

#### Spanish/Mexican Era

Spanish occupation of California began in 1769, in San Diego. Prior to that, the first Europeans to explore the region that would become the State of California were members of the A.D. 1542 expedition of Juan Rodriguez Cabrillo. Cabrillo sailed along the coast of California but did not explore the interior.

Spanish contact in the vicinity of the Project area did not take place until the 1770s when Father Garces traveled across the Mojave Desert and entered coastal southern California through the Cajon Pass (Walker, 1986) into the San Bernardino Valley and on to the San Gabriel.

The Mission San Gabriel de Archangel was established in 1771 and claimed what are now the San Gabriel and San Bernardino valleys. In 1819, a mission outpost, or asistencia, was established in the area of present-day Redlands (Dumke, 1944; Hanna, 1951; McWilliams, 1973; Scott, 1977). This outpost, part of Mission San Gabriel's Rancho San Bernardino, was established to expand the agricultural holdings of Mission San Gabriel. The asistencia was later moved to its current location, where construction began in 1830; it was abandoned soon after in 1834 (Lugo, 1950).

Mexico rebelled against Spain in 1810, and by 1821, Mexico, including California, achieved independence. The Mexican Republic began to grant private land to citizens to encourage emigration to California. Huge land grant ranchos took up large sections of land in California. Ranchos surrounded the mission lands in all directions. Except for those large tracts of land, the Mission San Gabriel and Mission San Fernando lands were used for the support of the mission and provided for the large population of Tongva Native Americans. The mission lands were held in trust for Native peoples by the Franciscan missionaries for eventual redistribution; however, this intended plan was thwarted by the secularization act. In 1838, Juan Bandini was granted 32,000 acres of land by the Mexican government called the Rancho Jurupa, within which the Project site is situated.

The Mexican-American War of 1846 saw the invasion of California by the United States from both land and sea. Following several skirmishes in the San Diego and Los Angeles areas, and the capture of the territorial capital in Monterey, the United States rule was firmly established. After a rapid influx of Americans to the north because of the Gold Rush of 1849, California was made a state in 1850. The economic and social order was slow to change in the southern portion of the state, and rancheros were left in control of their vast estates through the 1860s. Los Angeles was a part of the "Cow Counties" and had little representation in the state legislature because of the sparse population. This allowed the predominantly Anglo population of the north to pass laws aimed at breaking up the ranches for settlement by Eastern farmers. Coupled with devastating droughts in the early 1860s that crippled many livestock raisers, dismemberment of the ranchos soon came. This helped pave the way for the "Boom of the Eighties" (Dumke, 1944) which saw an influx of people from the eastern United States and the beginning of many of the towns we see today in Riverside and San Bernardino counties. Much of the plains between these areas came to be filled with farms and orchards.

### The American Period to the Founding of Jurupa Valley

In 1838, the area of the Jurupa Valley was granted to Juan Bandini by Governor Alvarado (Guinn, 1902; Johnson, 2005, 2012). Rancho Jurupa spanned 32,000 acres and included a portion of the Santa Ana River within its boundaries. Portions of the Rancho Jurupa were later sold in 1843 to Benjamin Wilson who sold his portion to Louis Rubidoux (b. Robidoux) in 1849. Rubidoux's grandfather was a fur trader who migrated from Quebec to St. Louis, Missouri, where he founded what became the family business. After 1803, when St. Louis officially became part of the United States as part of the Louisiana Purchase, Rubidoux and his brothers became citizens, though he was also a naturalized Mexican citizen who had served as Alcalde of Santa Fe, New Mexico. Rubidoux, who arrived in California in 1844, used his land for cattle raising, orchards, vineyards, and operated one of the first wineries in the area. A large irrigation canal, the Jurupa Ditch, was built at some time during either Wilson or Rubidoux's ownership of the Rancho (Guinn, 1902; Johnson, 2005). Before he died in 1868, Rubidoux sold portions of his land as small ranches to many different settlers, including the retired sea captain, Cornelius Jensen. Shortly after marrying Mercedes Alvarado in 1854, whose family had lived in California since the 1770s, Jensen became a prominent member of a community known as the La Placita de los Trujillos, or Agua Mansa. After a great flood washed away the city in the 1860s, Cornelius and Mercedes moved to the Rubidoux ranch in 1870 and built the first non-adobe house in the area, where members of the Jensen-Alvarado family farmed the land for the next century until the 1970s. The town of Rubidoux was eventually sited on part of the Rubidoux rancho and the original adobe house, first constructed by Benjamin Wilson and later sold to Rubidoux, was designated California Historic Landmark No. 102 at 5575 Mission Boulevard. The adobe no longer exists, while the Jensen Alvarado Historic Ranch (California Historic Landmark #943), located approximately one-quarter mile west-southwest of the Project site, serves as a historic park and museum.

By the 1880s, settlers began to populate the region of what would become Jurupa Valley. In 1870, the town of Riverside was founded. Rancho Jurupa was part of San Bernardino County until March 11, 1893, when Riverside County was formed from territory originally belonging to San Bernardino and San Diego Counties (Kyle et al., 2002; Salley, 1991: p. 92), making the City of Riverside its county seat. The City of Riverside became a central trading center for the region, drawing settlers to the area through the turn of the twentieth century. By that time, several small agricultural communities called Etiwanda, Sansevain, and Bloomington had formed in the Jurupa Valley area. The Pleasant Valley School District was formed in 1886 and later became a voting district that encompassed communities such as Rubidoux, Mira Loma, Pedley, and Glen Avon (Lord, 2014; Kyle et al., 2002).

The late 1800s were a time of agricultural pursuits for most of the residents of the area that would become the City of Jurupa Valley. The expansion of the Southern Pacific Railroad into southern California meant a growing number of immigrants to the area. However, unlike the City of Riverside, the City of Jurupa Valley did not grow quickly into a larger metropolitan area, and the population remained relatively small with a more rural and agricultural base.

On July 1, 2011, the community of Rubidoux and the adjoining towns of Mira Loma, Pedley, Rubidoux, Glen Avon, and Sunnyslope were incorporated in the new City of Jurupa Valley. The largest industries in Jurupa Valley are construction, retail trade, and manufacturing. In 2019, according to Data USA, 2022 the median household income in Jurupa Valley was $70,642, which is higher than the national average, and the median age is 32.1 with a total population of 104,721. [26]

[26] California Department of Finance 2024 E-5 Population and Housing Estimates for Cities, Counties, and State 2020-2024. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/ Accessed March 22, 2025

## History of the Project Site

### Identified Cultural Resources

A total of 7 cultural resources have been previously recorded within the 1-mile records search radius, with no resourced identified within the Project site boundary. All resources within the 1-mile radius of the Project site are historic residential buildings with the exception of the Southern Sierra Power line.

### Records Survey

The Eastern Information Center (EIC), Department of Anthropology, University of California, Riverside is the official Cultural Resource records repository for Riverside County, and a part of the California Historical Resource Information System (CHRIS), established and maintained under the auspices of the Office of Historic Preservation (OHP). The information obtained by the records check utilized the Center's maps and records identifying previously recorded cultural (historical/built and archaeological) resources located on or within a mile of the Project site. The EIC records search also examined all existing Cultural Resources reports pertaining to the vicinity of the Project site.

In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD), as well as local inventories of Cultural Resources were reviewed to determine whether any already-recorded significant Cultural Resources were located on or within a mile of the Project site.

EIC records indicated that 37 cultural resources studies have been conducted within a one-mile radius of the Project site. Of the 37 studies, 5 were conducted within the Project area. None of these studies identified prehistoric or historic resources on the Project site. EIC records also indicate that 7 cultural resources properties have been recorded within a one-mile radius of the Project site. Again, none of these properties involved the Project site.

No National Register of Historic Places listed properties are located within the boundaries of the Project site. California Historical Landmarks are located within the Project area. The OHP's Built Environment Resources Directory (BERD) showed three historic residences within one mile of the Project site: 6585 Dana Avenue, 6402 Frank Avenue, and 11630 Holmes Avenue. (OHP 2022a) These properties are within a one-mile radius of the Project site, however, none of these potentially significant historic sites are located on the Project site.

### Pedestrian Survey

A survey of the Project area was conducted by ECORP, on August 5, 2022, to assess the Project site and evaluate current conditions. Ground visibility was described as decent overall with sporadic portions of dense vegetation that reduce visibility. The Day Creek Channel was fenced off but was easily viewed from multiple angles. The majority of the Project site was found to be disturbed with evidence of off-road-vehicle tracks, modern refuse, and animal refuse.

Two cultural resources were identified as the result of the survey identified as WV-001-I and WV-002-I.

WV-001-I consists of a historic-period isolated machine-made horseshoe that measures 4 14/16 inches wide by 4 1/2 inches high. WV-002-I consists of a historic-period isolated metal pipe fragment that is collapsed on both ends, is exposed in secondary deposition, and measures 56 inches long with a 3- inch diameter.

Both artifacts were observed on the surface, and close examination of their locations did not yield any indication that these were associated with intact archaeological deposits. Evidence of intact archaeological deposition includes the artifacts embedded within original ground or associated with other historic period artifacts or features. While their presence indicates historical use of the general area, they appear out of primary context and do not contribute information important in history.

### 4.5.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. One comment was received relevant to cultural resources. However, the from the Native American Heritage Commission (NAHC). The NAHC requested that the EIR adhere to the Native American consultation requirements pursuant to Senate Bill 18 and Assembly Bill 52. As required by AB 52, the City sent notification to Native American tribes who have previously requested in writing to receive notices pursuant to AB52. Additionally, as required by SB18, the City sent SB18 notification letters to tribes identified by the NAHC as having traditional lands or cultural places located within the boundaries of Riverside County or project region. The consultation process is described in Section 4.17, Tribal Cultural Resources.

Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to Cultural Resources.

### 4.5.4 Regulatory Framework

The treatment of cultural resources is governed by federal, state, and local laws and guidelines. There are specific criteria for determining whether prehistoric sites or objects are significant and thus protected by law. Federal and state significance criteria generally focus on the integrity and uniqueness of the resource, its relationship to similar resources, and its potential to contribute information important to scholarly research. Some resources that do not meet federal significance criteria may be considered significant by state criteria. The laws and regulations seek to mitigate Project impacts on significant prehistoric and historical-period resources.

#### Federal Regulations

##### National Historic Preservation Act (NHPA) of 1966

The NHPA of 1966 authorized the National Register of Historic Places (NRHP) and coordinates public and private efforts to identify, evaluate, and protect the Nation's historic and archaeological resources. The NRHP includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Section 106 (Protection of Historic Properties) of the NHPA requires federal agencies to take into account the effects of projects on historic properties.

##### National Register of Historic Places

The NRHP is "an authoritative guide to be used by Federal, State, and local governments; private groups; and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." (Title 36 Code of Federal Regulations, Part 60.2.)

### *Criteria*

The NHPA, enacted in 1966, established the National Register program under the Secretary of the Interior. The National Register established four criteria to evaluate significance and eligibility for listing. They are:

1. Property is associated with events that have made a significant contribution to the broad patterns of our history.
2. Property is associated with the lives of persons significant in our past.
3. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
4. Property has yielded, or is likely to yield, information important in prehistory or history.

### *Context*

To qualify for the National Register, "a property must be significant; that is, it must represent a significant part of the history, architecture, archaeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past." (National Park Service [NPS], 1995: p. 7). Additionally, National Register Bulletin #15 states that the significance of a historic property can be judged and explained only when it is evaluated within its historic context. The Bulletin defines Historic contexts as: "…historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area" (NPS, 1995: p. 7).

### *Integrity*

In addition to context, a property must have integrity, which is defined as: "…the ability of a property to convey its significance" (NPS, 1995: p. 44). The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. "To retain historic integrity a property will always possess several, and usually most, of the aspects" (NPS, 1995: p. 44).

### *Historic Districts*

A Historic District "…possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties" (NPS, 1995: p. 5).

These same criteria are detailed in Title 36 of the Code of Federal Regulations Part 60.3(d).

## State Regulations

### California Register of Historical Resources (Public Resource Code § 5024.10 et seq.)

State law protects cultural resources by requiring evaluations of the significance of historical resources in California Environmental Quality Act (CEQA) documents. A cultural resource is an important historical resource if it meets any of the criteria found in § 15064.5(a) of the *State CEQA Guidelines*. These criteria are similar to those used in federal law. The California Register of Historical Resources (CRHR) is maintained by the state Office of Historic Preservation. Properties listed, or formally designated eligible for listing, on the NRHP are automatically listed on the CRHR, as are state historical landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

As detailed in Public Resources Code § 5024.1, the California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

For purposes of CEQA, a historical resource is any object, building, structure, site, area, place, record, or manuscript listed in or eligible for listing in the CRHR (California Public Resources Code [PRC] § 21084.1). A resource is eligible for listing in the CRHR if it meets any of the following criteria:

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;
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Properties formally determined eligible for the NRHP are automatically listed in the CRHR.

The California Code of Regulations (CCR) further provides that cultural resources of local significance are CRHR-eligible (Title 14 CCR, § 4852).

### California Environmental Quality Act (CEQA)

CEQA requires the lead agency to consider whether the Project will have a significant effect on unique archaeological resources and to avoid unique archaeological resources when feasible or mitigate any effects to less-than-significant levels per PRC § 21083.2. In PRC § 21083.2(g), CEQA defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA Guidelines (Title 14 of the CCR § 15064.5) states that historical resources include:

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 PCR § 5024.1, Title 14 CCR, § 4850 et seq.);
2. A resource included in a local register of historical resources, as defined in § 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the PRC; and
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 may be considered an historic resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in an historical resources survey does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC §§ 5020.12(j) or 5024.1.

A significant impact would occur under CEQA if the Project results in a substantial adverse change in the significance of a historical resource as defined in § 15064.5(a). A substantial adverse change in the significance of a historical resource, per CEQA Guidelines, means: "…physical demolition, destruction, relocation, or alternation of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. "

The significance of an historical resource is materially impaired when a project:

A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resources that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to *§* 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of *§* 5024.1(g) of the PRC, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(b)(3) of CEQA states that:

> "*Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource*."

**Human Remains**

According to § 15064.5 of the *State CEQA Guidelines*, all human remains are a significant resource. § 15064.5 of the *State CEQA Guidelines* also assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are discussed within PRC § 5097. Per PRC § 5097.98(a): Whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of § 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

#### California Health and Safety Code

The California Health and Safety Code § 7050.5 states that if human remains are discovered during construction on a project's site, no further disturbance shall occur until a county coroner makes a determination of origin and disposition of the remains. If the county coroner determines the remains are not subject to his or her authority and recognizes the remains to be those of Native American, the county coroner must contact the Native American Heritage Commission within 24 hours.

### Local Regulations

#### City of Jurupa Valley General Plan

The General Plan policies that are related to cultural resources and apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11,** *Land Use and Planning***.**

## 4.5.5 Methodology

ECORP searched for the presence of historic properties within the Area of Potential Effects (APE) through background research and pedestrian survey. Specific identification efforts for this undertaking are discussed below.

The EIC is the regional repository for the California Historical Resources Information System (CHRIS). A cultural resource records and literature search was conducted by EIC staff utilizing a half-mile buffer beyond the APE. The record search there included archaeological site records and reports, California Points of Historical Interest, California Historical Landmarks, the CRHR, the NRHP, the California Historical Resources Inventory, and the Caltrans Historic Bridge Inventory. The record search only includes the results of previous archaeological or historical surveys and other investigations.

ECORP subjected the APE to an intensive pedestrian survey on August 5, 2022, under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (NPS 1983) using 15-meter transects. ECORP expended one person-day in the field. At the time, the ground surface was examined for indications of surface or subsurface cultural resources. The general characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, ECORP examined the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

Standard professional practice requires that all cultural resources encountered during the survey be recorded using Department of Parks and Recreation (DPR) 523-series forms approved by the California OHP. The resources are usually photographed, mapped using a handheld Global Positioning System receiver, and sketched as necessary to document their presence using appropriate DPR forms.

## 4.5.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance

thresholds related to cultural resources. Based on these significance thresholds, a project would have a significant impact on cultural resources if it would:

***a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 .***

**Under the City's local significance threshold, the project would have significant effects if:**

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.

***b) Cause a substantial adverse change in the significance of an archaeological resource according to §15064.5.***

**Under the City's local significance threshold, the project would have significant effects if:** The project causes a substantial adverse change or materially alters a "historic" or "unique" archaeological resource pursuant to CEQA Guidelines §15064.5(c).

***c) Disturb any human remains, including those interred outside of formal cemeteries?***

**Under the City's local significance threshold, the project would have significant effects if:** The project disturbs any human remains, including those interred outside of formal cemeteries.

### 4.5.7 Environmental Impact Analysis

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

**Under the City's local significance threshold, the project would have significant effects if:** It would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5.

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.

#### Plans, Policies, and Programs (PPPs)

There are no PPPs that are related to historical resources.

#### Project Design Features (PDFs)

There are no PDFs that are related to historical resources.

## Impact Analysis

For purposes of CEQA, a historic resource is any object, building, structure, site, area, place, record, or manuscript listed in or eligible for listing in the CRHR (PRC §5024.1, Title 14 CCR, §4852). A resource is eligible for listing in the CRHR if it meets any of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- 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
- Has yielded, or may be likely to yield, information important to prehistory or history.

As part of the Project-specific Cultural Resource Inventory and Evaluation Report, through a search of existing records, additional background research, and a pedestrian field survey, ECORP evaluated whether any historic resources exist at the Project site.

### *Records Search and Surveys*

EIC records indicated that 37 cultural resources studies have been conducted within a one-mile radius of the Project site. Of the 37 studies, 5 were conducted within the Project area. None of these studies identified prehistoric or historic resources on the Project site. EIC records also indicate that 7 cultural resources properties have been recorded within a one-mile radius of the Project site. Again, none of these properties involved the Project site.

No National Register of Historic Places listed properties are located within the boundaries of the Project site. The OHP's Built Environment Resources Directory (BERD) showed three historic residences within one mile of the Project site: 6585 Dana Avenue, 6402 Frank Avenue, and 11630 Holmes Avenue. (OHP 2022a.) These properties are within a one-mile radius of the Project site; however, none of these potentially significant historic sites are located on the Project site.

According to the Cultural Resource Inventory and Evaluation Report, two historic-period isolated finds were identified on the property as a result of the field survey, identified as WV-001-I and WV-002-I.

WV-001-I consists of a historic-period isolated machine-made horseshoe that measures 4 14/16 inches wide by 4 1/2 inches high. WV-002-I consists of a historic-period isolated metal pipe fragment that is collapsed on both ends, is exposed in secondary deposition, and measures 56 inches long with a 3- inch diameter.

Both artifacts were observed on the surface, and close examination of their locations did not yield any indication that these were associated with intact archaeological deposits. Evidence of intact archaeological deposition includes the artifacts embedded within original ground or associated with other historic period artifacts or features. While their presence indicates historical use of the general area, they appear out of primary context and do not contribute information important in history.

These resources have been evaluated and are recommended not eligible for the NRHP and CRHR under any criteria. Therefore, no known Historic Properties under Section 106 of the NHPA or Historical Resources under CEQA will be affected by the Proposed Project. [27]

[27] Cultural Resources Inventory and Evaluation Report, Appendix D

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** The project causes a substantial adverse change or materially alters a "historic" or "unique" archaeological resource pursuant to CEQA Guidelines §15064.5(c).

### Plans, Policies, and Programs

There are no PPPs that are related to archaeological resources.

### Project Design Features

There are no PDFs that are related to archaeological resources.

### 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. The Cultural Resources Inventory and Evaluation Report (Appendix D) found that there exists a moderate potential for buried precontact archaeological resources due to Holocene alluvium present within the Project site.

#### *Research and Conclusions*

A standard archaeological records check was completed through the University of California, Riverside, Eastern Information Center. This research was designed to compile data on previous studies, identify nearby architectural resources, and assess the potential of the Project site in yielding evidence of archaeological resources.

The recent research identified the Project site as having a moderate level of sensitivity for prehistoric archaeological and historic archaeological resources. The intensive survey of the property failed to yield any evidence of prehistoric or historic archaeological resources. While there is always a potential for buried resources, the potential is relatively low and, with no evidence of bedrock outcroppings and the

extensive farming conducted over decades, it is unlikely buried resources will be identified within the Project site. While it is unlikely that historical resources would be adversely affected by construction of the Project, grading activities associated with development of the Project would cause new subsurface disturbance and may result in the unanticipated discovery of unique historic archeological resources. In the event of an unanticipated discovery, implementation of mitigation measure **CUL-1 through CUL-3** described below would ensure that impacts on historical resources would be less than significant.

### Level of Significance Before Mitigation

Potentially Significant

### Mitigation Measures

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

findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the South Coast Information Center.

**Note:** The Eastern Information Center (EIC) ceased operations on June 28, 2024, with all records for Riverside County being transferred to the South Coastal Information Center.

**MM-CR-1: Archaeological Monitoring:** Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52"),has not opted out of the SB18 or AB 52 consultation process, and has completed SB 18 and/or AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.

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

**MM-CR-2: Archeological Treatment Plan:** The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 in Section 4.17.

**MM-CR-3: Final Report:** A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the South Coast Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 in Section 4.17.

### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** The project disturbs any human remains, including those interred outside of formal cemeteries.

### Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding human remains. These requirements are included in the Project's MMRP 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.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to human remains.

### Impact Analysis

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 Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

### 4.5.8 Cumulative Impact Analysis

No prehistoric or historic archaeological resources were observed during the pedestrian field survey. The previous cultural resources surveys within the 1-mile buffer zone resulted in no prehistoric archaeological sites or isolates being recorded at the Project site or within the 1-mile buffer zone.

Grading operations could uncover subsurface cultural resources and result in a potentially significant impact to cultural resources; therefore, mitigation measures have been developed to reduce impacts to less than significant. Impacts to archaeological resources and human remains identified within the Project site and implementation of mitigation measures **CUL-1, CUL-2,** and **CUL-3** would reduce these impacts to a less than significant level. Therefore, implementation of the proposed Project would not create or contribute to a cumulative impact on cultural resources.

Additional projects in the area or region would also involve grading and excavation activities and could significantly impact historical or archaeological resources that may be on or buried in soil under those sites. Each Project would be evaluated under CEQA for potential impacts to cultural resources. If warranted, each Project would be required to implement mitigation measures, to reduce potential impacts. Therefore, in combination with past, present, and reasonably foreseeable projects, the Project would result in a less than significant cumulative impact with respect to cultural resources.

# 4.6 Energy

## 4.6.1 Introduction

The following analysis is based in part on information from a technical report entitled: *Air Quality & Greenhouse Gas Emissions* which was prepared by ECORP Consulting, Inc., dated: September 2024, and is included as Appendix B. All references used in this Subsection are listed in EIR Section 7.0, *References*.

Energy is generally transmitted either in the form of electricity, measured in kilowatts (kW) or megawatts (MW), or natural gas, measured in British Thermal Units (BTU) or cubic feet. Fuel, such as gasoline or diesel, is measured in gallons or liters. Electricity is used primarily for lighting and appliances. Natural gas is used primarily for heating, water heating, and cooking purposes and is typically associated with commercial and residential uses. Fuel is used primarily for powering off-road equipment, trucks, and passenger vehicles. The typical fuel types used are diesel and gasoline.

## 4.6.2 Existing Conditions

### Electricity Consumption

Southern California Edison Company (SCE) will provide electricity to the Project site from existing electrical service lines. The utility obtained 37.6 percent of its power supply from renewable sources in 2023 and includes 50 percent and 100 percent renewable Green Rate options. The 50 percent option obtained 68.7 percent of power from renewable sources. [28] Therefore, the utility would provide power when needed onsite that is derived from a greater percentage of renewable sources.

### Natural Gas Consumption

The Project site is located within the service area of the Southern California Gas Company (SoCalGas), which is regulated by the California Public Utilities Commission (CPUC). The CPUC regulates natural gas utility service for approximately 11 million customers and oversees utility purchases and transmission of natural gas to ensure reliable and affordable natural gas deliveries to existing and new consumers throughout the State of California.

More than 90 percent of the natural gas used in California is produced from basins in Texas and New Mexico. SoCalGas has a "network of transmission pipelines and four interconnected storage fields to deliver natural gas to nearly six million residential and business customers. The gas transmission system extends from the Colorado River, on the east side of SoCalGas' approximately 20,000-square-mile service territory, to the Pacific Coast on the west; and from Tulare County to the north, to the United States/Mexico border to the south supporting 21 million consumers in Southern California. SoCalGas operates four storage facilities that interconnect with its gas transmission system. These storage facilities - Aliso Canyon, Honor Rancho, La Goleta, and Playa del Rey - are located near the primary load centers of the SoCalGas system" (SoCalGas, 2022b).

### Transportation Energy

According to the Unites States Energy Information Administration (USEIA, 2021), transportation accounted for nearly 28 percent of California's total energy consumption in 2021. Petroleum-based fuels currently account for 90 percent of California's transportation energy sources. However, as discussed in previous sections, the State has been working for over a decade on developing strategies and regulations

[28] SCE 2023 Power Content Label: https://www.energy.ca.gov/filebrowser/download/7362 Retrieved on March 25, 2025.

for reducing petroleum use, such as use of alternative fuels and reducing vehicle miles traveled. The California Energy Commission (CEC) predicts that the demand for gasoline will continue to decline over the next ten years, and that there will be an increase in the use of alternative fuels.

### 4.6.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to energy resources.

### 4.6.4 Regulatory Framework

#### Federal

##### Corporate Average Fuel Economy (CAFE) Standards

Enacted in 1975, the Corporate Average Fuel Economy (CAFE) Standards aim to reduce energy consumption by improving the fuel economy of cars and light trucks. CAFE standards are regulated by the Department of Transportation's National Highway Traffic and Safety Administration (NHTSA). NHTSA sets and enforces CAFE standards under the Energy Policy and Conservation Act (EPCA) and the U.S. Environmental Protection Agency (USEPA) calculates average fuel economy levels and sets GHG standards under the Clean Air Act.

##### Energy Independence and Security Act

Enacted in 2007, the Energy Independence and Security Act (EISA) reinforces energy reduction goals by aiming to increase the production of clean renewable fuels, improve efficiency of products, and promote research on GHG capture options. Additionally, the EISA aims to protect American consumers by moving the United States toward increased energy independence and security. Three primary provisions of the EISA are (1) the CAFE standards, (2) the Renewable Fuel Standard, and (3) the appliance/lighting efficiency standards (USEPA, 2022).

#### State

##### California Code of Regulations (CCR) Title 24, Part 6

CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The Title 24 standards are updated on a three-year schedule, with the most current 2022 standards adopted on August 11, 2021. In December 2021, they were approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The Building Energy Efficiency Standards (Energy Code) apply to newly constructed buildings, additions, and alterations. They are a vital pillar of California's climate action plan. The 2022 Energy Code will produce benefits to support the state's public health, climate, and clean energy goals. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. The latest version of Title 24 of the California Code of Regulations (Title 24) became effective on January 1, 2023. Building permit applications submitted after January 1, 2023, must comply with the 2022 Energy Code. Public Resources Code § 25402 subdivisions (a)-(b) and § 25402.1 emphasize the importance of building design and construction flexibility

by requiring the CEC to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space (CEC, 2022).

The 2022 Energy Code reorganizes low-rise (three or fewer habitable stories) and high-rise (four or more habitable stories) multifamily buildings into one building type, updates the multifamily buildings definition, and moves all requirements for multifamily buildings to their own subchapters under §§ 160.0-180.4. Major changes to nonresidential and hotel/motel building requirements include new photovoltaic (PV) and energy storage system requirements, a prescriptive heat pump space-conditioning baseline for certain climate zones, requirements for dedicated outdoor air systems (DOAS), and the addition of new covered processes, including controlled environment horticulture spaces. A definition for "Multifamily Building" was added, and multifamily buildings now have their own sections, beginning with §160.0 (State of California, 2023).

On November 17, 2022, the City Council of the Jurupa Valley adopted an amendment to the Chapter 8.05 – Adoption of Construction Codes to Title 8 of the Jurupa Valley Municipal Code. This amendment includes the adoption of the California Energy Code 2022 edition (CCR Title 24, Part 6) under Municipal Code § 8.05.010(7) (City of Jurupa Valley, 2022d).

### California Code of Regulations (CCR) Title 24, Part 11

CCR Title 24, Part 11: *California Green Building Standards* (Title 24) was developed in response to continued efforts to reduce energy, water, and material consumption. The most current version is the 2022 California Green Building Standards Code (CalGreen), which became effective on January 1, 2023 (DGS, 2022). One focus of CCR Title 24, Part 11 is on clean air vehicles and increasing requirements for electric vehicle (EV) charging infrastructure, which would reduce pollutant emissions. For new multi-family dwelling units, the residential mandatory measures were revised to provide additional EV charging space requirements, including quantity, location, size, single EV space, multiple EV spaces, and identification.

As discussed earlier, the Jurupa Valley City Council adopted an amendment that includes the California Green Building Standards 2022 edition (CCR Title 24, Part 11) under Municipal Code § 8.05.010(8) (City of Jurupa Valley, 2022d).

### California Renewable Portfolio Standard

Senate Bill 1078 (SB 1078), enacted in 2002, required retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. In 2006, Senate Bill 107 (SB 107) changed the target date to 2010. Executive Order S-14-08, signed on November 2008, changed the State's Renewable Energy Standard to 33 percent renewable energy by 2020. The Executive Order was codified by Senate Bill X1-2. Finally, Executive Order S-21-09 directed the Air Resources Board (ARB) to adopt regulations by to enforce S-14-0. CARB's Enforcement Policy was updated in April 2020 to comply with the requirements of the Renewable Portfolio Standard.

### Senate Bill 350

Senate Bill 350 (SB 350), the Clean Energy and Pollution Reduction Act, was enacted in 2015 and includes aggressive clean energy goals in an effort to address climate change. The law creates new clean energy, clean air, and greenhouse gas (GHG) reduction goals for 2030. SB 350 adopts a GHG reduction target of 40 percent below 1990 levels by setting targets for efficiency and renewable electricity, primarily in the energy and transportation sectors. The Act is part of a larger effort to reduce GHG emissions to 80 percent below 1990 levels by 2050. To implement SB 350, the Energy Commission is working closely alongside the California Public Utilities Commission (CPUC) and the ARB. Additionally, SB 350 tasks state agencies with

studying and identifying barriers to, and opportunities for, utilizing clean, renewable energy in low-income communities (CEC, 2022a).

### Senate Bill 100

Senate Bill 100 (SB 100), officially known as "The 100 Percent Clean Energy Act of 2018," requires that public utilities, including electric corporations, must design renewable energy portfolios so that all retail sales by 2045 are generated from renewable and zero-carbon energy sources. SB 100 updates the State's Renewables Portfolio Standard to ensure that by 2030 at least 60 percent of California's electricity is renewable (CEC, 2022b).

### Assembly Bill 32

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 required ARB to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap that was phased in starting in 2012. Emission reductions include carbon sequestration projects that would remove carbon from the atmosphere and best management practices that are technologically feasible and cost effective.

ARB's AB 32 Scoping Plan, which was adopted in 2009, proposes a variety of measures including strengthening energy efficiency and building standards; targeted fees on water and energy use; a market-based cap-and-trade system; achieving a 33 percent renewable energy mix; and a fee regulation to fund the program. The 2017 Climate Change Scoping Plan builds upon the former Scoping Plans and Updates by outlining priorities and recommendations for the State to achieve its long-term climate objectives. This Plan establishes a proposed framework of action for California to meet the climate target of a 40 percent reduction in GHGs by 2030, compared to 1990 levels. The major elements of the framework proposed are enhancements of the Renewables Portfolio Standard and the Low Carbon Fuel Standard; a Mobile Source Strategy, Sustainable Freight Action Plan, Short-Lived Climate Pollutant Reduction Strategy, Sustainable Communities Strategies, and a Post-2020 Cap-and-Trade Program; a 20 percent reduction in GHG emissions from the refinery sector and an Integrated Natural and Working Lands Action Plan (ARB, 2017).

On December 15, 2022, ARB approved the final proposed 2022 Scoping Plan, a world-leading roadmap to address climate change that cuts greenhouse gas emissions by 85% and achieves carbon neutrality in 2045. The 2022 Scoping Plan provides a detailed sector-by-sector roadmap to guide the world's fourth-largest economy away from its current dependence on petroleum and fossil gas to clean and renewable energy resources and zero-emission vehicles (ARB, 2022).

### Low Carbon Fuel Standard

The Low Carbon Fuel Standard (LCFS), adopted in 2009 and implemented in 2011, is designed pursuant to California AB 32 and Executive Order S-01-07. The LCFS is one of nine action measures to reduce California's GHG emissions and emissions that cause climate change and smog-forming pollutants by improving vehicle technology, improving fuel efficiency, and increasing alternative transportation options. The LCFSs encourage production and use of clean low-carbon fuels across the State and establish a ten percent reduction in carbon intensity of fuel products by 2020. Moreover, providers of transportation fuels in the State must meet LCFS carbon intensity standards for each annual compliance period. The ARB administers the LCFS (ARB, 2022a).

### California Air Resources Board (ARB) Advanced Clean Cars Regulation

The Advanced Clean Cars regulation was adopted in 2012 by the ARB in an effort to reduce emissions from passenger vehicles. Regulations were developed in coordination with the USEPA and NHTSA and aim to control criteria pollutants and GHG emissions. The program aims to promote the development of environmentally advanced cars that promote high performance while also reducing smog-forming pollution and GHG emissions (ARB, 2022b).

### ARB Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling

The ARB Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling[29] was adopted to reduce public exposure to particulate matter and associated toxic air contaminants by establishing restrictions, emissions standards, and other requirements for heavy-duty diesel engines. The regulation applies to any person, business, or agency that operates diesel-fueled vehicles within the State of California. A primary requirement is that drivers may not idle diesel engines for greater than five minutes at any location (California Code of Regulations Title 13 Section 2485), which would also serve to reduce fuel energy consumption.

### Sustainable Communities and Climate Protection Act of 2008 - SB 375

SB 375 promotes the State's climate goals by helping reduce GHG emissions through coordinated transportation, housing, and land use planning. Under SB 375, the ARB creates regional targets for GHG reductions from passenger vehicles for 2020 and 2035 for the 18 metropolitan planning regions. The targets were last updated in 2018. In accordance with SB 375, each metropolitan planning organization (MPO) must develop a Sustainable Communities Strategy (SCS) that would allow the region to meet the ARB's targets. Additionally, SB 375 provides incentives are offered including CEQA exemptions to encourage projects that are consistent with a regional plan that achieves GHG emissions reductions. [30]

### Assembly Bill 758

Assembly Bill 758 (AB 758), adopted in 2009, requires the California Energy Commission (CEC) to develop a comprehensive program to achieve greater energy savings in the State's residential and nonresidential buildings. AB 758 requires publicly-owned electric utilities to implement energy efficiency programs that encourage energy savings in GHG reductions and report its implementation status to the State. Programs may include, but are not limited to, upgrading infrastructure or providing consumers with information on energy usage (California Legislative Information, 2021).

### Senate Bill 1389

Senate Bill 1389 (SB 1389), adopted in 2002, requires the CEC to develop an integrated energy policy report on or before November 2003, and every two years thereafter. The bill requires the Commission to conduct assessments and forecasts to evaluate energy supply, production, distribution, demand and price (California Legislative Information, 2002). The Final 2022 IEPR Update was published on February 3, 2023, and provides updates on historical data, economic and demographic projections, and electricity rates, as well as an update to the hourly forecast to consider the September 2022 heat event. These issues will require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining reliability and controlling costs. It incorporates a new approach to assessing the transportation sector, given the rapid advancements in transportation electrification. Also, a new

[29] 13 California Code of Regulations § 2485.
[30] SCAG Senate Bill 375 Factsheet.

framework has been created that better aligns with how the forecast is used — it includes a baseline forecast, a planning forecast, and a local reliability scenario (CEC, 2022c).

#### California Environmental Quality Act

Appendix F of the CEQA Guidelines, titled Energy Conservation, identifies the state's goals of conserving energy and presents means of achieving the goal, including decreased per capita energy consumption, decreased reliance on natural gas, and increasing reliance on renewable energy. To ensure that energy implications are considered when assessing proposed projects, CEQA requires that environmental documents discuss potential energy impacts with an emphasis on reducing inefficient consumption of energy. Appendix F details the manner in which impacts to energy must be addressed in various parts of an environmental document.

#### Assembly Bill 1109

California Assembly Bill 1109 (AB 1109), also known as the Lighting Efficiency and Toxics Reduction Act, required reductions in energy usage for lighting and is structured to reduce lighting electrical consumption by (1) at least 50 percent from 2007 levels for indoor residential lighting, and (2) at least 25 percent from 2007 levels for indoor commercial and all outdoor lighting by 2018.

### Regional

#### 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

In compliance with SB 375, the Southern California Association of Governments (SCAG) adopted its Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]) in September 2020. A primary goal of the plan is to promote mobility and transportation services across the SCAG region, and in turn meet goals set by the ARB. The RTP/SCS applies to six counties under SCAG's jurisdiction: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The plan charts a path toward a more mobile, sustainable, and prosperous region by making key connections between transportation networks, between planning strategies and between the people whose collaboration can make plans a reality. The goals of Connect SoCal fall into four core categories: economy; mobility; environment; and healthy/complete communities. The plan explicitly lays out goals related to housing, transportation technologies (including opportunities for energy conservation), equity. and resilience in order to adequately reflect the increasing importance of these topics in the region (SCAG, 2020a; California Legislative Information, 2008).

The main focus of the SCS is to plan for growth in a fashion that will ultimately reduce GHG emissions, but the strategy is also part of a larger effort to address other development issues, including transit and vehicle miles traveled (VMT), which influence the consumption of petroleum-based fuels.

The Federal Transportation Improvement Program (FTIP) is a listing of multi-modal transportation projects proposed over a six-year period for the SCAG region. The projects include highway improvements, transit, rail and bus facilities, high occupancy vehicle lanes, active transportation, signal synchronization, intersection improvements, freeway ramps, etc. The FTIP is prepared to implement projects and programs listed in the RTP/SCS and is developed in compliance with state and federal requirements. For the year 2023, Riverside County has received $7,961 million in FTIP funding from SCAG (SCAG, 2022a).

### Western Regional Council of Governments Subregional Climate Action Plan

In 2014, the Western Regional Council of Governments (WRCOG) adopted a Subregional Climate Action Plan (CAP) for Western Riverside County. The Subregional CAP establishes policies and priorities to enable member jurisdictions, including Jurupa Valley, to implement strategies that successfully address AB 32 and SB 375. The CAP addresses the overall GHG emissions in Western Riverside County by preparing GHG inventories, identifying emissions reduction targets, and developing and evaluating GHG emissions reduction measures or strategies. These measures or strategies relevant to energy include reducing vehicle miles traveled and increasing energy efficiency. Actions in this CAP will help reduce our reliance on fossil fuels. Energy measures include increasing community-wide building and equipment efficiency and renewable energy use and promoting energy efficiency and renewable energy generation throughout our communities and municipal operations. (City of Jurupa Valley, 2017; WRCOG, 2014).

## Local

### City of Jurupa Valley General Plan

The City of Jurupa Valley General Plan contains goals and policies that address energy conservation within the City (City of Jurupa Valley, 2017). The City of Jurupa Valley General Plan contains a variety of goals and policies that address energy. These are identified and evaluated in the General Plan Consistency Analysis table in **Section 4.10,** *Land Use and Planning***.**

## 4.6.5 Methodology

The information in this section is based on the air quality assessment and greenhouse gas emissions technical assessment prepared by ECORP, Inc. (ECOPR, 2024a ). These reports are included as **Appendix B** to this DEIR.

The California Emissions Estimator Model (CalEEMod) was used to calculate natural gas, electricity (used onsite and for water conveyance), and vehicle miles traveled (VMT) and after project buildout.[31] Calculations are shown in **Appendix B**.

For mobile sources, CalEEMod calculated VMT and vehicle fleet mix for existing conditions and project buildout.

## 4.6.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based, in part, on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds and Significance Criteria related to energy. Based on these significance thresholds, a project would have a significant impact on energy resources if it would:

***a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation.***

[31] CalEEMod runs used for this analysis are in **Appendix B**.

**Under the City's local significance threshold, the project would have significant effects 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.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.**

**Under the City's local significance threshold, the project would have significant effects if it:**

- Does not meet the requirements of Title 24, Building Standards Code and California Green Building Standards (CALGreen) Code.

### 4.6.7 Environmental Impact Analysis

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

**Under the City's local significance threshold, the project would have significant effects if:**

- 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.

## Plans, Policies, and Programs (PPPs)

The following include existing regulatory requirements such as plans, policies, or programs, based on federal, state, or local law, including existing City of Jurupa Valley municipal codes, that are applied to the Project to reduce energy use or waste. These requirements are also included in the Project's MMRP to ensure compliance.

**PPP 4.6-1** The Project would comply with the California Green Building Standards Code (CalGreen) (Part 11 of Title 24, California Code of Regulations). CALGreen is updated on a three-year cycle; the latest 2022 CALGreen became effective January 1, 2023.

**PPP 4.6-2** Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, § 2449.

**PPP 4.6-3** Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and sensors for landscaping according to the City's Water Efficient Landscape requirements (Chapter 9.283 of the City's Municipal Code).

**PPP 4.6-4** The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, normally every three years, to incorporate improved energy efficiency technologies and methods. The Building Official, or designee, shall ensure compliance prior to the issuance of each building permit. The Title 24 Energy Efficiency Standards (§ 110.10(b)1) require all buildings to be designed to have an at least 15 percent (of total area after subtracting any skylights) "solar ready" zone on the roof top that will structurally accommodate later installation of rooftop solar panels. The installation of the solar panels is specific to the end use and will be determined at the time the specific projects are developed. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy.

**PPP 4.6-5** The Project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR, Part 11). The Building Official, or designee, shall ensure compliance prior to the issuance of each building permit. These requirements include, but are not limited to:

- Design buildings to be water-efficient. Install water-efficient fixtures in accordance with § 4.303 (residential) and § 5.303 (nonresidential) of the California Green Building Standards Code Part 11.
- Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with § 4.408.1 (residential) and § 5.408.1 (nonresidential) of the California Green Building Standards Code Part 11.
- Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with § 4.410 (residential) and § 5.410 (nonresidential) of the California Green Building Standards Code Part 11.
- Provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. At least eight percent of the total parking spaces are required to be designated in accordance with § 5.106.5.2 (nonresidential), Designated

Parking for Clean Air Vehicles, of the California Green Building Standards Code Part 11.

- To facilitate future installation of electric vehicle supply equipment (EVSE), residential construction shall comply with §4.106.4 (residential electric vehicle charging) of the California Green Building Standards Code Part 11.

**PPP 4.6-6** The Project shall implement sustainable construction and technology concepts (City of Jurupa Valley, 2022).

- Shade structures and trees that produce large canopies should be used to reduce heat island effects. In addition, roof and paving materials should be utilized that possess a high level of solar reflectivity.
- Reduce the 'heat-island' effect by incorporating lighter paving materials where possible and light roofing materials on all structures.
- Recycled and other environmentally friendly building materials should be used to the maximum extent practicable.

## Project Design Features (PDFs)

No project design features pertain to energy resources impacts.

## Impact Analysis

### Construction

The following forms of energy would be expended during construction:

- Diesel fuel for offroad equipment (gallons).
- Electricity to deliver water for use in dust control (kWh).
- Motor vehicle fuel for worker commuting, materials delivery and waste disposal (gallons).

Natural gas is not typically consumed during project construction. It was therefore omitted from this analysis.

### Transportation Fuel Use

Petroleum based fuels (i.e., gasoline and diesel fuel) would be consumed during the construction phase of the proposed Project. Petroleum based fuels would be consumed by offroad construction vehicles and equipment. Gasoline would be consumed by construction workers traveling to and from the Project site, as well as equipment delivery and hauling of building material to the site. On-road VMT for each construction subphase and each of the three trip types were calculated from results of the CalEEMod modeling from the Air Quality & Greenhouse Gas Emissions Assessment. (ECORP, 2024a) It was assumed that worker commuter and vendor vehicles were gasoline powered, and the off-road equipment were diesel-powered. The estimated Project's construction equipment fuel demand calculations are based on the CalEEMod default equipment and schedule. The Horsepower hours per day (HP hrs/day) was calculated by taking the number of equipment pieces times the operating hours per day, times the horsepower, times the load factor. The HP hrs/day was then multiplied by the number of days for the phase and divided by 18.5 to estimate the total fuel demand. The 18.5 value is the estimated fuel consumption rate from the California Air Resources Board (CARB) The Carl Moyer Program Guidelines,

2017 Revisions, Appendix D, Table D-21 Fuel Consumption Rate Factors, for engines of less than 750 HP.[32] The average gasoline (fuel) use in miles per gallon (MPG) for construction workers and vendors was calculated using 33.5 MPG. [33]

Transportation fuel use for workers, vendors, and haulers is shown in **Table 4.6-1.**

**Table 4.6-1 ESTIMATED PROJECT CONSTRUCTION ENERGY USE**

| Category | Units | Total Fuel Demand |
|---|---|---|
| Off-road Equipment | Gallons Diesel Fuel | 46,613 |
| Workers | Gallons Gasoline | 94,211 |
| Vendors | Gallons Gasoline | 10,992 |

As seen in **Table 4.6-1**, the Project would result in single event consumption of approximately 46,613 gallons of diesel fuel, and 105,203 gallons of gasoline fuel, during the construction phase. Project construction workers and vendor trips would represent a "single event" fuel demand and would not require on-going or permanent commitment of fuel resources for this purpose.

During project construction, trucks and construction equipment would be required to comply with the ARB's anti-idling regulations (ARB, 2004). ARB's In-Use Off-Road Diesel Fueled Fleets regulation would also apply. Vehicles driven to or from the Project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the Federal Government. Therefore, Project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary consumption of energy and would have a less than significant impact.

### Operations

During project operations, energy would also be required for water transport, solid waste disposal, and vehicle trips. Estimated Project operational total energy usage, which was estimated by CalEEMod as part of the greenhouse gas emissions analysis, are shown in **Table 4.6-2**. Note that the table does not include energy use by existing buildings and activities; to obtain a conservative estimate of energy use impacts, existing use was assumed to be zero.

*Continued on Next Page.*

[32] Carl Moyer Program Guidelines accessed: https://ww2.arb.ca.gov/sites/default/files/2020-06/2017_cmpgl.pdf Retrieved March 24, 2025

[33] The Best and Worst States for Fuel Efficiency and Hybrid/EV Adoption: https://www.wric.com/automotive/understanding-mpg-trends-across-states/ Retrieved March 24, 2025

**Table 4.6-2 ESTIMATED PROJECT OPERATIONAL ENERGY USE**

| Energy Type | Units | Value | Per Capita[a] |
|---|---|---|---|
| On road Motor Vehicle Travel (Fuel[b]) | Gallons /year | 361,427 | 415 |
| Natural Gas Use[(c)] | kBTU per year | 7,940,455 | 9,127 |
| Electricity Use[(c)] | Kilowatt-hours per year | 2,009,673 | 2,310 |

[a] Based upon estimated range of residential population of 870; see **Section 4.13.**
[b] Onroad Motor Vehicle Fuel Consumption calculated by Operational Mobile Sources VMT with CalEEMod (2022.1.1.28) (ECORP, 2024a)
[c.] Natural Gas Use and Electricity Use calculated with CalEEMod (2022.1.1.28) (ECORP, 2024a).

The following forms of energy would be expended during project operation:

- Electricity for the proposed commercial uses, street lighting, space and water heating, and conveyance and treatment of water.
- Gasoline for on road motor vehicles.

Energy would be consumed during project operation for lighting, electric appliance use, space and water heating, water conveyance, landscaping maintenance, solid waste disposal, and vehicle trips by residents, visitors, delivery vehicles and employees. Estimated annual Project fuel and electricity use is shown in **Table 4.6-2.** The Project shall be designed in compliance with **PPP 4.6-5** and would utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills. Therefore, the Project would have a less than significant impact.

As shown in the **Table 4.6-2**, the Project would consume approximately 361,427 gallons of petroleum-based fuel per year during operation. By comparison, approximately 628 million gallons of petroleum were consumed in California in 2024.[34] The anticipated increase in consumption associated with one year of project operation is 0.058 percent of the statewide use. Although implementation of the Project would result in an increase in petroleum use during operation, over time, vehicles would use less petroleum due to advances in fuel economy.

By implementing the **PPP 4.6-1** through **PPP 4.6-6**, the Project would meet the City of Jurupa Valley general policies: COS 5.1 - Best Available Practices, COS 5.5- Energy Efficiency and Green Building, COS 5.8- Reduce "Heat Island" Effect. Additionally, the Project would be designed in compliance with the state and federal energy standards. Therefore, the Project would have a less than significant impact in this regard.

**Energy Use**

During project construction, energy would be consumed in the form of electricity associated with the conveyance and treatment of water used for dust control and, on a limited basis, powering lights,

[34] US EIA California State Profile and Energy Estimates: https://www.eia.gov/state/data.php?sid=CA Retrieved March 24, 2025.

electronic equipment, or other construction activities necessitating electrical power. Due to the fact that electricity usage associated with lighting and construction equipment that utilizes electricity is not easily quantifiable or readily available, the estimated electricity usage during project construction is speculative. Lighting used during project construction would comply with Title 24 standards/requirements (such as wattage limitations). This compliance would ensure that electricity use during project construction would not result in the wasteful, inefficient, or unnecessary consumption of energy.

A relatively small amount of electricity would be used for power tools and other equipment during construction. This analysis assumes that an onsite portable diesel-fueled generator will supply the electricity. Air emissions from the generator have been evaluated in **Section 4.3.**

The Project would comply with all applicable regulations and codes that require achievement of various levels of energy efficiency in building operation. These include (1) CCR Title 24, Part 6: California's Energy Efficiency Standards for Nonresidential Buildings (Title 24), and (2) the 2022 California Green Building Standards Code (CalGreen; California Code of Regulations Title 24 Part 11), which took effect January 1, 2023. As discussed in **PPP 4.6-4** and **PPP 4.6-5**, the Project will include features that encourage advanced energy conservation techniques and the incorporation of energy-efficient design elements, 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.

Occupancy of the residential uses would result in the consumption of natural gas and electricity. Residential energy demands are estimated at 7,602,492 kBTU/year of natural gas and 1,497,019 kWh/year of electricity. Operation of the commercial uses would result in the consumption of natural gas and electricity. Commercial energy demands are estimated at 337,963 kBTU/year of natural gas and 512,654 kWh/year of electricity. [35] Total energy demands are estimated at 7,940,455 kBTU/year of natural gas and 2,009,673 kWh/year electricity.

Natural gas would be supplied to the Project by SoCalGas, and electricity would be supplied by SCE. The Project proposes commercial development and single-family homes reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

By comparison, in 2024, approximately 74,121,290 kilowatt hours of electricity were consumed by SCE residential customers and approximately 120,899,947 kilowatt hours of electricity were consumed by SCE commercial customers in the 91752-zip code area where the Project is located (SCE, 2024). SoCalGas produced approximately 357,671,100,000 kBTU/year in 2024 for the commercial and residential customer service area (SoCalGas 2024).

The increase in electricity is estimated as a 1.03 percent demand increase, and natural gas is estimated as a 0.002 percent demand increase. The increase in energy use at the Project site would be negligible relative to the use in SCE's and SoCalGas's service area.

Continued use of energy resources is consistent with the anticipated growth within the City and the general vicinity and would not result in energy consumption requiring a significant increase in energy production for the energy provider. Hence, the Project would not result in an increase in demand for

[35] Appendix B, *CalEEMod Datasheets.*

electricity that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities.

Based on the information provided above, the proposed Project would have a less than significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

### Level of Significance Before Mitigation:

With implementation of PPP 4.6-1 through PPP 4.6-6, impacts would be less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Impacts would be less than significant.

| 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:**

- Does not meet the requirements of Title 24, Building Standards Code and California Green Building Standards (CALGreen) Code.

### Plans, Policies, and Programs (PPPs)

PPPs 4.6-1 through 4.6-6, set forth in Threshold 4.6 (a) above, also apply to project conformance with renewable energy and energy efficiency plans.

### Project Design Features (PDFs)

The proposed project design includes high-density development and alternative transportation infrastructure, such as bicycle and pedestrian paths, and local serving commercial development which would reduce VMT and the need for fossil fuel burning vehicles.

### Impact Analysis

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

The Project would be required to comply with City, State and federal energy conservation measures related to construction and operations, as noted above. Many of the regulations regarding energy

efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures, as well as reducing water consumption and VMT while increasing use of alternative fuels. The California Energy Code building energy efficiency standards include provisions applicable to all buildings, residential and non-residential, which are mandatory requirements for efficiency and design of the Project. Further, the Project will comply with the CALGreen code. This would be accomplished through implementation of energy reduction measures, such as energy efficient lighting and lighting control systems, appliances, and through the provision of EV charging station infrastructure. The Project also reduces vehicle fuel usage due to compliance with State regulatory programs. The vehicles used by future residents would be subject to AB 1493 ("the Pavley Standard") which requires reduction in GHG emissions from non-commercial passenger vehicles and light-duty trucks of model year 2009 and thereafter. Executive Order S-01-07, that went into effect in 2010, required a reduction in the carbon intensity of transportation fuels used in California by at least 10 percent by 2020. The Advanced Clean Cars program, introduced in 2012, combines the control of smog and soot causing pollutants and GHG emissions into a single coordinated package of requirements for model years 2017 through 2025. Advanced Clean Cars II requirements extend beyond 2030.

Therefore, impacts to obstructing a State or local plan for renewable energy or energy efficiency during construction or operation would be less than significant.

**Level of Significance Before Mitigation:**

Impacts would be less than significant.

**Mitigation Measures**

No mitigation measures are required.

**Level of Significance After Mitigation**

Impacts would be less than significant.

### 4.6.8 Cumulative Impact Analysis

The proposed Project and cumulative development projects in the City of Jurupa Valley and service areas of Southern California Edison and SoCal Gas would be required to comply with all applicable federal, State, and local regulatory measures aimed at reducing fossil fuel consumption and the conservation of energy. Accordingly, the Project would not cause or contribute to a significant cumulatively considerable impact, involve wasteful, inefficient, or unnecessary consumption of energy, and would not conflict with a State or local plan for renewable energy or energy efficiency.

Future projects in the City would be required to comply with federal, state, and local energy efficiency laws and regulations. Energy efficiency requirements grow more stringent with the passing of time.

Additionally, future projects may be subject to CEQA and would require an energy analysis, consistency with existing plans and policies for renewable energy and energy efficiency, and implementation of control measures and mitigation, if necessary to avoid wasteful, inefficient, or unnecessary consumption of energy resources. The Project would result in an increase in electricity consumption and would be designed to maximize energy performance. Over the lifetime of the Project, the fuel efficiency of the vehicles used by the residents, employees, and commercial vehicles are expected to increase. ARB adopted the Advanced Clean Cars II regulations in 2022, imposing the next level of low-emission and zero-emission vehicle standards for model years 2026-2035 that contribute to meeting federal ambient air quality ozone standards and California's carbon neutrality targets (ARB, 2022b). Additionally, ARB

approved its first in-nation zero-emission vehicle regulation that requires 100 percent of new cars and light trucks sold in California to be zero-emission vehicles, including plug-in hybrid electric vehicles by 2035 (ARB, 2022d). As such, operation of the Project is expected to use decreasing amounts of petroleum over time due to advances in fuel economy, and the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation would decrease over time. In summary, although the Project would increase petroleum use during operation as a result of employees, visitors and residents commuting to the site, the use would be a small fraction of the statewide use and due to efficiency increases, would diminish over time. Therefore, the Project's contribution to cumulative impacts would not be cumulatively considerable and cumulative impacts to energy use would be less than significant.

Therefore, other projects in the City of Jurupa Valley combined with the proposed Project would not involve wasteful, inefficient, or unnecessary consumption of energy, and would not conflict with a state or local plan for energy efficiency or renewable energy. Cumulative impacts would be less than significant.

# 4.7 Geology and Soils

## 4.7.1 Introduction

The following analysis is based in part on information from a technical report entitled: *Revised Updated Geotechnical Evaluation,* which was prepared by PETRA Geosciences, Inc., dated: July 16, 2024, and is included as Appendix E. All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.7.2 Existing Conditions

### *Regional Geology*

The Project site is located in the Peninsular Ranges Geomorphic Province, a northwest-trending series of mountain ranges and valleys. The Project site is in the Upper Santa Ana River Valley, one of the valleys in the Peninsular Ranges Province. The Peninsular Range Geomorphic Province is generally characterized by alluviated basins, elevated erosion surfaces and northwest trending faults. The subject site lies west of the San Jacinto Fault zone and southwest of the San Andreas Fault zone within a broad alluvial area that makes up the upper Santa Ana River Basin. The eastern San Gabriel Mountains situated north of the subject property fall within the Transverse Ranges Province. (Appendix E, p. 12)

### ***Faults and Seismic Hazards***

The geologic structure of the entire State area is dominated mainly by northwest-trending faults associated with the San Andreas system. The Project site is in a seismically active region. However, the site is not situated within a State of California designated "Alquist-Priolo" Earthquake Fault Zone.

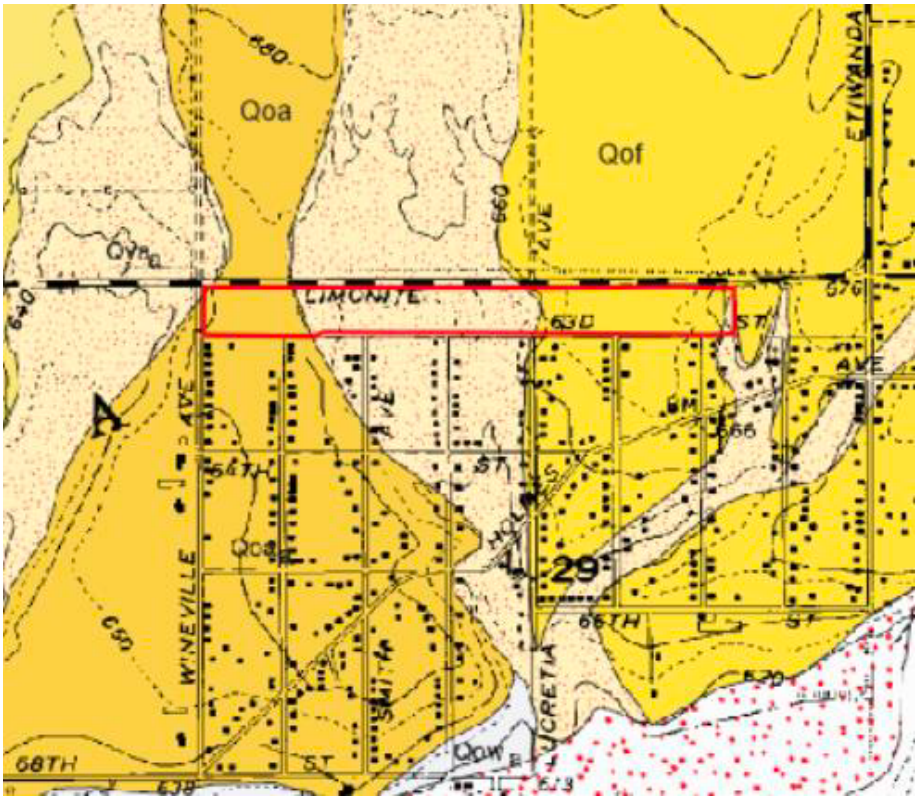
There are multiple active faults within the site area including (but not limited to) the San Jacinto Fault zone (located to the east), San Andreas Fault zone (located to the north- northeast), the Whitter-Elsinore Fault zone (located to the west-southwest) and the Cucamonga Fault zone (located to the north).

### ***Local Geology and Soils***

The geology underlaying the Project area consists of one unit of Holocene and two units of middle Pleistocene age deposits. The soils comprising the Holocene unit on the Project site include Young Alluvial Channel Deposits (Qya) described as unconsolidated alluvium consisting of medium- to fine-gran sand and lesser silt, mapped in the center portion of the site. The two Pleistocene units on the Project site include Old Alluvial Fan Deposits (Qof) described as indurated sandy deposits mapped on the eastern portion of the site and Old Alluvial Channel Deposits (Qoa) described as unconsolidated to indurated deposits consisting mainly of sand, with minor gravel and silt mapped on the western portion of the site as shown in ***Figure 4.7-1*** *Site Geology and Soils Map*.

*Continued on Next Page.*

**Figure 4.7-1 Site Geology and Soils Map.**




***Groundwater***

The Project site is located within the Upper Santa Ana Rivers – Chino Groundwater Basin. No groundwater wells are listed on the site; the closest mapped public well is located approximately 4,130 feet northwest on the northeast corner of I-15 and Limonite Avenue. Geotechnical evaluations on the Project site noted that groundwater was not encountered during borings drilled to a maximum depth of 51 feet. (Appendix E, p. 15)

***Secondary Seismic Hazards***

**Liquefaction**

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils and other damaging deformations. This phenomenon occurs only below the water table, but, after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general,

materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressure.

While the City's General Plan Figure 8-5, Liquefaction Susceptibility in Jurupa Valley, indicates that the site has a "high" liquefaction potential, the property has not been mapped in a liquefaction zone by the State of California. In addition, based on the depth to groundwater of greater than 51 feet below grade, the potential for liquefaction at the site is very low. (Appendix E, p. 15)

**Seiches and Tsunamis**

The Project site is located approximately 34 miles east of the Pacific Ocean and is located approximately 9.2 miles northwest of Lake Mathews. The Project site is not located in the vicinity of any other large water bodies. There is no potential for the Project site to be affected by a seiche or tsunami (earthquake-generated wave) due to the absence of any large bodies of water near the site. (Google Earth Pro, 2025).

**Landsliding**

Landslides are not considered a hazard affecting the Project site due to the lack of slopes on or abutting the site.

**Subsidence**

The Project site is not mapped within an area of either historic and/or current land subsidence due to groundwater withdrawal, as mapped by the United States Geological Survey (USGS) electronic Subsidence Map of California.

**Expansive Soils**

Expansive soils contain substantial amounts of clay that swells when wetted and shrinks when dried; the swelling or shrinking can shift, crack, or break structures built on such soils. Most soils onsite are expected to have low to very low expansion potential. (Appendix E, p. 8)

***Paleontological Resources***

The proposed Project site is located atop older surficial deposits of Pleistocene or early Holocene age (Qoa).[36] These are potentially-fossiliferous and weakly indurated alluvial sediments and Qoa alluvial sediments were deposited between ~1.8 million to ~11,000 years ago. Such older alluvial deposits have been found to be highly fossiliferous in the local area, yielding the remains of mastodons, mammoths, Smilodon, camels, horses, bison, and ground sloths, as well as microfossils including rodents.

### 4.7.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments pertaining to geology and soils impacts were received.

[36] The Quaternary Period extends from the present to approximately 2.58 million years before present; and the Holocene Epoch extends from the present to approximately 11,700 years before present.

### 4.7.4 Regulatory Framework

The following is a brief description of the federal, state, and local environmental laws and related regulations governing issues related to geology, soils, and paleontological resources.

#### Federal Regulations

##### Federal Water Pollution Control Act (Clean Water Act)

The Federal Water Pollution Control Act (also known as the Clean Water Act (CWA)) is the principal federal statute that addresses water resources. The provision of the CWA applicable to geology and soils is CWA Section 402, which applies to all construction sites of over one acre in size and, in part, serves to control the potential impacts of erosion. CWA Section 402 authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit. CWA Section 402 would be applicable to the proposed Project because the Project site is larger than one acre in size.

#### State Regulations

##### Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code 2, Division 2, Chapter 7.5 §§ 2625-2630)

The Alquist-Priolo Earthquake Fault Zoning Act was enacted to prevent construction of buildings used for human occupancy on the surface trace of active faults. The law requires the State of California geologist to establish regulatory zones around the surface traces of active faults. Before a new project is permitted, cities and counties require a geologic investigation to demonstrate that proposed buildings will not be constructed on active faults.

##### Seismic Hazards Mapping Act of 1990

The Seismic Hazards Mapping Act of 1990 directs the California Geological Survey to identify and map areas prone to earthquake hazards or liquefaction, earthquake-induced landslides and amplified ground shaking in order to reduce the threat to public safety and to minimize the loss of life and property by identifying and mitigating these seismic hazards. Zones of Required Investigation are designated for liquefaction and earthquake-induced landslides in addition to Alquist-Priolo Earthquake Fault Zones.

##### California Building Code

The California Building Code (CBC; 24 CCR Part 2) contains the regulations that govern the construction of buildings in California. The CBC contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance (California Building Standards Commission [CBSC, 2022). CBC § 1613 contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with a specified probability at the site. CBC §§ 1801 – 1803.7 require soil investigations, geotechnical reports, and geohazard reports conducted on soils that may be classified as questionable, critically expansive subjected to seismic hazards including expansive soils, or prone to other seismic hazards (CBC § 1803.7). The provisions of CBC Chapter 33 govern safety during construction and the protection of adjacent public and private properties. It includes safety standards for (but is not limited to) the following: excavation and trenching, demolition, site work, and protection of pedestrians (ICC, 2022).

#### Public Resources Code § 5097.5

Public Resources Code § 5097.5. (a) states, "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands". (California Legislative Information, 2011).

#### Public Resources Code § 30244

Public Resources Code § 30244 states that where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required (California Legislative Information, 1976).

### Regional Regulations

#### South Coast Air Quality Management District Rule 403

The South Coast Air Quality Management District (South Coast AQMD) is responsible for enforcing air pollution control measures in the South Coast Air Basin, within which the Project site is located. Rule 403 (Fugitive Dust) addresses blowing dust from construction sites and is applicable to the Project due to the potential for wind erosion during Project grading and construction activities.

### Local Regulations

#### City of Jurupa Valley General Plan

The General Plan policies that are related to geology and soils and that apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11,** *Land Use and Planning***.**

## 4.7.5 Methodology

#### Geotechnical Investigation

The *Revised Updated Geotechnical Evaluation* (**Appendix E**) included subsurface exploration consisting of 17 hollow-stem augur borings throughout the site ranging from 26 to 51 feet in depth. Field exploration also included five cone penetrometer tests (CPT) and 12 exploratory tests pits; laboratory tests of soil samples from the exploration; incorporating data from previous investigations; developing recommendations based on geologic and laboratory data; a liquefaction analysis; and an expansion analysis. This report also summarizes previous geotechnical investigations of the Project site consisting of borings, cone penetrometer tests, and backhoe test pits, in addition to laboratory testing. It also addresses the applicability of those investigations – conducted for a previous project that was not developed – to the current proposed Project (Appendix E, p. 6 & 11).

## 4.7.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance

thresholds related to geology and soils. Based on these significance thresholds, a project would have a significant impact on geology and soils if it would:

***a.i) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.***

**Under the City's local significance threshold, the project would have significant effects if:** The project site is located within a seismic hazard area as identified by the State of California, Department of Conservation, Earthquake Zones, and Required Investigations Map.

***a.ii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving Seismic-related ground failure, including liquefaction?***

**Under the City's local significance threshold, the project would have significant effects if:** 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 based on a project-specific geotechnical report.

***a.iii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?***

**Under the City's local significance threshold, the project would have significant effects if:** If the project is not located within a High or Very High zone per General Plan Figure 8-6, Landslide Susceptibility in Jurupa Valley. Thus, it is presumed to have no impact absent substantial evidence to the contrary.

***b) Result in substantial soil erosion or the loss of topsoil.***

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05 - Storm Water/Urban Runoff Management and Discharge Controls.

***c) 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- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.***

**Under the City's local significance threshold, the project would have significant effects if:** The project is located within 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.*

***d) Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property.***

**Under the City's local significance threshold, the project would have significant effects if:** The project site is located on soil that has an EI Expansion Potential >91 according to the results of the laboratory testing performed in accordance with ASTM D 4829.

***e) 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?***

**Under the City's local significance threshold, the project would have significant effects if:** 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.

***f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.***

**Under the City's local significance threshold, the project would have significant effects if:**

*(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.

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

### 4.7.7 Environmental Impact Analysis

| Threshold 4.7 (a.i) 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 Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Strong seismic ground shaking? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project site is located within a seismic hazard area as identified by the State of California, Department of Conservation, Earthquake Zones, and Required Investigations Map.

### Plans, Policies, and Programs (PPPs)

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts on ground shaking. These requirements are included in the Project's MMRP to ensure compliance:

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

**PPP 4.7-2** Ensure Implementation of Geotechnical Investigation Recommendations. As required by Municipal Code § 8.05.010, the Project shall comply with the most recent edition of the California Building Code which requires the Project to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, which shall be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.

### Project Design Features (PDFs)

There are no PDFs that are related to geology and soils impacts.

### Impact Analysis

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 Map.[37] it is presumed to have a less than significant impact with mandatory compliance with the California Building Code. The Project would be required to conduct site preparation and grading, as well as construct the proposed structures in accordance with the approved recommendations included in the *Preliminary Geotechnical Soils Evaluation* prepared for the Project. As a mandatory condition of Project approval, the Project would be required to adhere to the requirements stated in **PPPs 4.7-1 and 4.7-2,** to ensure impacts are less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

*Continued on Next Page.*

[37] State of California Department of Conservation, Earthquake Zones of Required Investigation: https://maps.conservation.ca.gov/cgs/eqzapp/app/

| Threshold 4.7 (a.ii) 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 Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Seismic-related ground failure, including liquefaction? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding seismic-related ground failure, including liquefaction. These requirements are included in the Project's MMRP to ensure compliance:

**PPPs 4.7-1** and **4.7-2** shall apply.

## Project Design Features

There are no PDFs that are related to geology and soils.

## Impact Analysis

According to the General Plan,[38] the Project site's eastern section is located in an area designated as having a high potential for liquefaction, while most of the site is designated as having a moderate potential for liquefaction. The United States Geological Survey (USGS) explains that "*liquefaction takes place when loosely packed, water-logged sediments at or new the ground surface lose their strength in response to strong ground shaking*."[39] As such, the depth of groundwater and the makeup of the soil play an important role in a site's susceptibility to liquefaction. According to the *Revised Updated Geotechnical Evaluation,* groundwater was not encountered during recent field evaluations to a maximum depth of 51 feet below ground surface (bgs.). Analysis performed as part of the geotechnical evaluations indicated that no major liquefiable zones exist on the site.

Per **PPP 4.7-1 and 4.7-2** as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading, as well as construct the proposed structures in accordance with the recommendations included in the *Revised Updated Geotechnical Evaluation* prepared for the Project, to ensure that impacts would be less than significant.

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

No mitigation required.

## Level of Significance After Mitigation

Less than significant.

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

[39] What is liquefaction? USGS accessed September 2, 2024 : https://www.usgs.gov/faqs/what-liquefaction#:~:text=Liquefaction%20is%20a%20process%20by,be%20caused%20by%20earthquake%20shaking.

| Threshold 4.7 (a.iii) 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 Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Landslides? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects:** If the project is not located within a High or Very High zone per General Plan Figure 8-6, Landslide Susceptibility in Jurupa Valley Thus, it is presumed to have no impact absent substantial evidence to the contrary.

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding landslides. These requirements are included in the Project's MMRP to ensure compliance:

**PPPs 4.7-1 and 4.7-2 shall apply.**

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

## Impact Analysis

The proposed development is in an area of relatively flat terrain and the site is a significant distance from any up-gradient steep slopes. Additionally, 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 having either High or Very High Landslide Susceptibility per General Plan Figure 8-6. Additionally, the Project's Geotechnical Evaluation determined that no landslide debris was found during subsurface evaluations and no ancient landslides were known to exist on the site.

Per **PPP 4.7-1 and 4.7-2**- as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the recommendations included in the geotechnical investigation prepared for the Project, to ensure that impacts would be less than significant.

## Level of Significance Before Mitigation

No impact.

## Mitigation Measures

Mitigation is not required.

## Level of Significance After Mitigation

No impact.

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

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05 - Storm Water/Urban Runoff Management and Discharge Controls.

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding soils erosion and loss of topsoil. These requirements are included in the Project's MMRP to ensure compliance:

**PPPs 4.7-1 and 4.7-2 shall apply.**

**PPP 4.7-3** Prepare and Implement Stormwater Pollution Prevention Plan. As required by Municipal Code Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls, prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP). Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Jurupa Valley staff or their designee to confirm compliance.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

## Impact Analysis

### *Construction*

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities.[40] 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; and hydroseeding.

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

### *Operation*

The proposed Project includes installation of landscaping throughout the Project site; thus, areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. In the proposed Project, the site will maintain three drainage areas: one to the east of the existing channel and two to the west. Storm water will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention

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

volume will be diverted to the existing Day Creek Channel for drainage areas A and B and to Lateral J-6 located in Wineville Avenue for drainage area C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater to erode topsoil downstream.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.7 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project is located within 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.*

### Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding unstable soils. These requirements are included in the Project's MMRP to ensure compliance:

**PPPs 4.7-1, 4.7-2, and 4.7-3 shall apply.**

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

### Impact Analysis

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake, are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed of artificial fill material and cementitious slope fill materials which are considered undocumented fill. Underlying the fill materials are older alluvial fan deposits consisting of silts, sands, and clays with gravel with bedrock. The water table is at a depth greater than 51 feet bgs.

***Landslide***

The proposed development is in an area of relatively flat terrain and . Additionally, the site is a significant distance from any up-gradient steep slopes. Additionally, 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 having either High or Very High Landslide Susceptibility per General Plan Figure 8-6. Additionally, the Project's geotechnical evaluation determined that no landslide debris was found during subsurface evaluations and no ancient landslides were known to exist on the site.

Project impacts relating to landslide hazards are also addressed in Section 4.7 aii.

***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(a.ii), according to the General Plan,[41] the Project site has a high potential for liquefaction. Groundwater levels were not encountered on the Project site to a maximum of 51 feet bgs. Analysis and laboratory testing performed as part of the geotechnical evaluations indicated that no major liquefiable zones exist on the site.

Project impacts relating to liquefaction hazards are also addressed in Section 4.7 a.iii.

***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 horizontal movement. Most lateral spreading is caused by earthquakes but may also be caused by landslides. As noted in Threshold 4.7(a.iii) above, the site is relatively flat and contain no slopes that may be subject to landslides. Lateral spreading was assessed as part of the liquefaction analysis conducted as part of the geotechnical evaluation and found not to occur. Therefore, the site is not considered susceptible to lateral spreading.

***Subsidence Collapsible Soils***

Land subsidence can occur in various ways during an earthquake. Large areas of land can subside drastically during an earthquake because of offsets 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 Riverside County Map My County website, the Project site is listed as being susceptible to subsidence. However, according to the USGS Land Subsidence in California Map, the Project site is not located in an area where subsidence has occurred.[42] The geotechnical evaluation determined that the site is not mapped within an area of either historic and/or current land subsidence due to groundwater withdrawal, as mapped by the United States Geological Survey (USGS) electronic Subsidence Map of California. The geotechnical evaluation further concludes that the potential for subsidence is considered to be low and would generally be no greater than that for existing residential development in the immediate vicinity of the site.

[41] City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.
[42] USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

***Collapsible / Compressible Soils***

Collapsible soils shrink upon being wetted and/or being subject to a load. The *Revised Updated Geotechnical Evaluation* determined that shallow site soils – to depths of 8 to 10 feet below ground surface – are unsuitable for supporting the proposed structures and other improvements and recommended remedial earthwork for adequately supporting the proposed structures and improvements. The 2024 *Revised Updated Geotechnical Evaluation* sets forth the following recommendations for minimizing hazards from compressible soils:

1. Residential Area – Single-Family West R Lots 4-27, Attached West P Lots 2-18, 21-34 and Recreation Center; Single-Family East P Lots 1-4, 33-40, 54-57, and Single-Family East C Lots 69-79. Areas underlain by Young alluvial channel deposits and compressible soils will need to be removed and replaced as properly compacted fill to depths of approximately 8 to 10 feet below the existing ground surface. The lateral limits of the removals should extend at least 8 to 10 feet beyond the outside edges of the structures. Ultimate removal depths must be determined based on observation and testing by the geotechnical consultant during grading operations.
2. Retail Area, Attached West R Lots 1, 19, 20 ,and Single-Family West P Lots 1-3; Single-Family East C Lots 5-32, 41-68 and Single-Family P Lots 28-53. Areas underlain by topsoil, highly weathered Old alluvial channel and Old alluvial fan deposits, will need to be removed and replaced as properly compacted fill to depths of approximately 3 feet below the existing ground surface. The lateral limits of the removals should extend at least 3 feet beyond the outside edges of the structures. Ultimate removal depths must be determined based on observation and testing by the geotechnical consultant during grading operations.

As discussed in **PPP 4.7-2,** implementation of the Geotechnical Investigation recommendations, as required by Municipal Code § 8.05.010, the Project is required to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards. Therefore, Project development would not cause substantial risks to people or structures arising from collapsible/compressible soils after implementation of the recommendations in the 2024 *Revised Updated Geotechnical Evaluation*, and impacts would be less than significant.

### Level of Significance Before Mitigation

With implementation of **PPPs 4.7-1, 4.7-2, and 4.7-3**, impacts arising from lateral spreading, ground subsidence, and collapsible soils would be less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.7 (d) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project site is located on soil that has an EI Expansion Potential >91 according to the results of the laboratory testing performed in accordance with ASTM D 4829.

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding expansive soil. These requirements are included in the Project's MMRP to ensure compliance:

**PPPs 4.7-1, 4.7-2, and 4.7-3 shall apply.**

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

## Impact Analysis

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

The expansion index, *EI*, value is used by engineers and other professionals as an indicator of the soil's swelling potential. According to American Society for Testing & Materials (ASTM) Standard D4829, soil having an expansion potential of greater than 91 is considered to be expansive soil. Based on laboratory testing, the materials present near the ground surface have an Expansion Index EI of 0 to 36 which is less than an Expansion Index of greater than 91. As such, the *Revised Update Geotechnical Evaluation* determined the risks from expansive soils are considered to be very low to low.[43] Notwithstanding, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the *Revised Update Geotechnical Evaluation* prepared for the Project.

The 2024 Revi*sed Updated Geotechnical Evaluation* sets forth the following recommendations for minimizing hazards from expansive soils:

1. Expansive soil conditions should be evaluated for individual lots during and at the completion of rough grading.
2. The design of foundations and slabs on-ground should be performed in accordance with the procedures outlined in Sections 1808.6.1 and 1808.6.2 of the 2022 CBC.

As discussed in **PPP 4.7-2,** implementation of the Geotechnical Investigation recommendations, as required by Municipal Code § 8.05.010, the Project is required to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved

[43] Revised Updated Geotechnical Evaluation p. 8, Appendix E

by the City, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards. Therefore, Project development would not cause substantial risks to people or structures arising from expansive soils after implementation of the recommendations in the 2024 *Revised Updated Geotechnical Evaluation*, and impacts would be less than significant.

### Level of Significance Before Mitigation

With implementation of **PPPs 4.7-1, 4.7-2, and 4.7-3**, impacts arising from expansive soils would be less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.7 (e) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

### Plans, Policies, and Programs

No PPPs are relevant to the Project's impacts regarding alternative wastewater disposal systems.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

### Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project development would involve construction and installation of domestic sewer infrastructure and connections to the Jurupa Community Services District's existing sewer conveyance and treatment system available in Limonite and Wineville Avenues. Therefore, no septic tanks or alternative wastewater disposal systems would be required, and no impacts would occur.

### Level of Significance Before Mitigation

No impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No impact.

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

**Under the City's local significance threshold, the project would have significant effects if:**

*(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.

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

### Plans, Policies, and Programs

No PPPs are relevant to the Project's impacts regarding paleontological and unique geological features.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

### Impact Analysis

#### *Paleontological Resources*

General Plan Figure 4-18, Paleontological Sensitivity, indicates that the site has a High A sensitivity (Ha) designation for finding paleontological resources.[44] Additionally, the Riverside County Map My County website report (Appendix F) indicates the site being in a High Sensitivity (High A) area.

The County of Riverside has defined areas assigned a "High A" potential for yielding paleontological resources "based on [the presence of] geologic formations or mappable rock units that are rocks that contain fossilized body elements, and trace fossils such as tracks, nests, and eggs. These fossils occur on or below the surface".[45]

The Geological Investigation revealed the presence of late to middle Pleistocene-aged old alluvial fan deposits mapped on the western and eastern portions of the project. In western Riverside County, old and very old alluvial fan deposits are known to yield terrestrial vertebrate fossils. Therefore, impacts to paleontological resources are considered potentially significant. Therefore, mitigation measures **GEO-1** and **GEO-2** are required.

#### *Unique Geologic Feature*

The Project site is relatively flat and does not contain rock outcroppings or other geological features associated with a scenic view or topographic features that resemble an object or person. Additionally, the City's General Plan does not identify any unique geological features. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

[44] City of Jurupa Valley, General Plan, *Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity.*
[45] Riverside County Parcel Reports for APNs 157-250-011 and -013. Retrieved from: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public

### Level of Significance Before Mitigation

Potentially Significant.

### Mitigation Measures

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

**MM-GEO-2: Paleontological Resource Impact Management Plan.** The following note shall be included on any grading plan:

"Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Project Applicant/Developer shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for the area to be graded. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the Project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading.

Excavation and grading shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:

a. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance.
b. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.
c. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.
d. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.
e. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location."

### Level of Significance After Mitigation

Less than significant.

## 4.7.8 Cumulative Impact Analysis

***Geology and Soils***

Geology and soils impacts are site specific and generally do not combine to result in cumulative impacts. Similar to the proposed Project, future development projects would be required to comply with applicable state and local building regulations including the CBC and City of Jurupa Valley Municipal Code § 8.05.010 et seq. Site-specific geologic hazards would be addressed in each project's geotechnical investigation. As with the proposed Project, compliance with recommendations of each project's geotechnical investigation report would be a condition of issuance of the building permit for each respective project. Therefore, no significant cumulative impact would occur.

***Paleontological Resources***

The area considered for cumulative impacts to paleontological resources is the Upper Santa Ana River Valley, which spans approximately 550 square miles in southwestern San Bernardino County, western Riverside County, and the east edge of Los Angeles County. The paleontological resources technical report for the proposed Project identified numerous fossil localities in western Riverside County (San Diego Natural History Museum, 2022). Many other projects would disturb soil and/or rock that could contain fossils. Each project disturbing such soil or rock would be required, as part of the CEQA process for that respective project, to have a paleontological resources investigation and/or a paleontological resources records search conducted for its Project site. Each project that could damage fossils during project construction would be required to implement mitigation requiring recovery, evaluation, and curation of any fossils discovered. Cumulative impacts would be less than significant after implementation of mitigation, and project impacts would not be cumulatively considerable.

# 4.8 Greenhouse Gas Emissions

## 4.8.1 Introduction

The following analysis is based in part on information from a technical report entitled: *Air Quality & Greenhouse Gas Emissions Assessment,* which was prepared by ECORP Consulting, Inc., dated: September 2024, and is included as Appendix B. All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.8.2 Existing Conditions

### *Greenhouse Gases*

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of GHG emissions, and to establish targets and emission reduction strategies for GHG emissions in California. Activities associated with the Project, including construction and operational activities, would have the potential to generate GHG emissions.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF6), and nitrogen trifluoride (NF3); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the Earth's climate, known as global climate change or global warming. CO2 is the reference gas for climate change because it is the predominant GHG emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO2 equivalent (CO2e). CO2e emissions are calculated as the sum of the products of each species' emissions and its global warming potential (GWP).

Individual GHGs have varying global warming potential and atmospheric lifetimes. The Intergovernmental Panel on Climate Change (IPCC) developed the Global Warming Potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP of individual GHGs is determined through a comparison with the GWP of CO2. CO2 has a GWP of one; CH4 has a GWP of 28, meaning that on a molecule-by-molecule basis, CH4 has 28 times the global warming potential of CO2. CO2-equivalents (CO2e) are the emissions of a GHG multiplied by the GWP. The CalEEMod program calculates the CO2e based on the GWPs reported in the IPCC Fifth Assessment Report. The Synthesis Report for the Sixth Assessment Report was finalized in March 2023. **Table 4.8-1**, *Global Warming Potentials and Atmospheric Lifetimes*, shows the GWP and atmospheric lifetimes of various GHGs with relatively long atmospheric lifetimes from the IPCC 2013 report.

**Table 4.8-1 Global Warming Potentials and Atmospheric Lifetimes**

| Gas | Atmospheric Lifetime | Global Warming Potential (100- Year Time Horizon) |
|---|---|---|
| Carbon Dioxide (CO2) | -- | 1 |
| Methane (CH4) | 12.4 | 28 |
| Nitrous Oxide (N2O) | 121 | 265-298 |
| Hydrofluorocarbons (HFCs) HFC-134a | 13.4 | 1,300-1,550 |
| Perfluoromethane (CF4) | 50,000 | 6,630-7,350 |
| Chlorofluorocarbons (CFCs) CFC-11 | 45 | 4,660-5,350 |

GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants (TACs), which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of a GHG molecule is dependent on multiple variables and cannot be pinpointed, more $CO_2$ is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms of carbon sequestration. Of the total annual human-caused $CO_2$ emissions, approximately 55 percent is sequestered through ocean and land uptakes every year, averaged over the last 50 years, whereas the remaining 45 percent of human-caused $CO_2$ emissions remain stored in the atmosphere[46]. **Table 4.8-2**: Description of Greenhouse Gases describes the primary GHGs attributed to global climate change, including their physical properties.

**Table 4.8-2 Description of Greenhouse Gases**

| Greenhouse Gas | Description |
|---|---|
| Carbon Dioxide ($CO_2$) | $CO_2$ is a colorless, odorless gas that is emitted naturally and through human activities. Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood. The largest source of $CO_2$ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, and industrial facilities. The atmospheric lifetime of $CO_2$ is variable because it is readily exchanged in the atmosphere. $CO_2$ is the most widely emitted GHG and is the reference gas (Global |

[46] Intergovernmental Panel on Climate Change, *Carbon and Other Biogeochemical Cycles. In: Climate Change 2013: The Physical Science Basis, Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change*, 2013. http://www.climatechange2013.org/images/report/WG1AR5_ALL_FINAL.pdf.

| Greenhouse Gas | Description |
|---|---|
| | Warming Potential of 1) for determining Global Warming Potentials for other GHGs. |
| Nitrous Oxide ($N_2O$) | $N_2O$ is largely attributable to agricultural practices and soil management. Primary human-related sources of $N_2O$ include agricultural soil management, sewage treatment, combustion of fossil fuels, and adipic and nitric acid production. $N_2O$ is produced from biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of $N_2O$ is approximately 120 years. The Global Warming Potential of $N_2O$ is 298. |
| Methane ($CH_4$) | $CH_4$, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices and landfills. Methane is the major component of natural gas, about 87 percent by volume. Human-related sources include fossil fuel production, animal husbandry, rice cultivation, biomass burning, and waste management. Natural sources of $CH_4$ include wetlands, gas hydrates, termites, oceans, freshwater bodies, non-wetland soils, and wildfires. The atmospheric lifetime of $CH_4$ is about 12 years and the Global Warming Potential is 25. |
| Hydrofluorocarbons (HFCs) | HFCs are typically used as refrigerants for both stationary refrigeration and mobile air conditioning. The use of HFCs for cooling and foam blowing is increasing, as the continued phase out of CFCs and HCFCs gains momentum. The 100-year Global Warming Potential of HFCs range from 124 for HFC-152 to 14,800 for HFC-23. |
| Perfluorocarbons (PFCs) | PFCs have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above Earth's surface. Because of this, they have long lifetimes, between 10,000 and 50,000 years. Two main sources of PFCs are primary aluminum production and semiconductor manufacturing. Global Warming Potentials range from 6,500 to 9,200. |
| Chlorofluorocarbons (CFCs) | CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms. They are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). CFCs were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. The Montreal Protocol on Substances that Deplete the Ozone Layer prohibited their production in 1987. Global Warming Potentials for CFCs range from 3,800 to 14,400. |
| Sulfur Hexafluoride ($SF_6$) | $SF_6$ is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. This gas is manmade and used for insulation in electric |

| Greenhouse Gas | Description |
|---|---|
| | power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas. The Global Warming Potential of $SF_6$ is 23,900. |
| Hydrochlorofluoro-carbons (HCFCs) | HCFCs are solvents, similar in use and chemical composition to CFCs. The main uses of HCFCs are for refrigerant products and air conditioning systems. As part of the Montreal Protocol, HCFCs are subject to a consumption cap and gradual phase out. The United States is scheduled to achieve a 100 percent reduction to the cap by 2030. The 100-year Global Warming Potentials of HCFCs range from 90 for HCFC-123 to 1,800 for HCFC-142b. |
| Nitrogen Trifluoride ($NF_3$) | $NF_3$ was added to Health and Safety Code section 38505(g)(7) as a GHG of concern. This gas is used in electronics manufacture for semiconductors and liquid crystal displays. It has a high global warming potential of 17,200. |
| Source: Compiled from U.S. EPA, *Overview of Greenhouse Gases*, (https://www.epa.gov/ghgemissions/overview-greenhouse-gases), accessed February 2025; U.S. EPA, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2016*, 2018; Intergovernmental Panel on Climate Change, *Climate Change 2007: The Physical Science Basis*, 2007; National Research Council, Advancing the Science of Climate Change, 2010; U.S. EPA, *Methane and Nitrous Oxide Emission from Natural Sources*, April 2010. | |

### Effects of Climate Change in California

According to the State of California Department of Justice, climate change impacts in California have the potential to include, but are not limited to, the following areas[47]:

### Sea level rise, coastal flooding, and coastal erosion.

The sea level along California's coast has risen approximately 8 inches in the past 100-years and is projected to rise as much as 20 to 55 inches by the end of the current century. Coastal erosion could have a significant impact on California's ocean-dependent economy, which is estimated to be $46 billion per year. Sea level rise, coastal flooding, and coastal erosion will not impact the Project area.

### Losses to the Sierra snowpack and water supply.

The Sierra Nevada snowpack functions as the most important natural reservoir of water in California. Under current conditions, the snowpack is created in fall and winter and slowly releases about 15 million acre-feet of water in the spring and summer, when California needs it most. California's dams and water storage facilities are built to handle the snow melt as it happened in the past. Higher temperatures are now causing the snowpack to melt earlier and all at once. Earlier and larger releases of water could overwhelm California's water storage facilities, creating risk of floods and water shortages.

[47] State Attorney General Climate Change Impacts in California: https://oag.ca.gov/environment/impact#:~:text=These%20include%3A,the%20end%20of%20the%20century.

**Forestry and higher risk of fires**

Forest and rangelands cover over 80% of California's 100 million acres. Climate change will affect tree survival and growth, reducing these lands' productivity and changing their habitats. In addition, climate change makes forests more vulnerable to fires by increasing temperatures and making forests and brush drier. Today's fire season in the western United States starts earlier, lasts longer, and is more intense than in the last several decades. Wildfire occurrence statewide could increase several fold by the end of the century, increasing fire suppression and emergency response costs and damage to property.

**Damage to Agriculture**

Global warming can cause drought, higher temperatures, saltwater contamination through rising sea levels, flooding, and increased risk of pests. These changes pose a very serious threat to California's agricultural industry, which generated $39 billion in revenue in 2007, and which is responsible for more than half of all domestic fruits and vegetables. Because California feeds not only its own residents, but the entire U.S. and other countries as well, production declines could lead to food shortages and higher prices.

**Increased Demand for Electricity**

Higher temperatures and more heat waves will drive up demand for cooling in the summer. As people turn up their air conditioners, increased electricity use will be greatest in southern California and the Central Valley and may be as high as 60% above present demand by the end of the century.

**Public Health Impacts**

Global warming can cause drought, higher temperatures, saltwater contamination through rising sea levels, flooding, and increased risk of pests. These changes pose a very serious threat to California's agricultural industry, which generated $39 billion in revenue in 2007, and which is responsible for more than half of all domestic fruits and vegetables. Because California feeds not only its own residents, but the entire U.S. and other countries as well, production declines could lead to food shortages and higher prices.

**Habitat destruction and loss of ecosystems**

California is one of the most biologically diverse regions of the world, with the highest number of unique plant and animal species of all 50 states and the greatest number of endangered species. Climate change will adversely affect plant and wildlife habitats and the ability of the State's varied ecosystems to support clean water, wildlife, fish, timber and other goods and services important for our well-being.

### 4.8.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to Greenhouse Gases.

### 4.8.4 Regulatory Framework

#### Federal Regulations

Currently, there are no national standards for nationwide GHG reduction or regulations and legislation to address climate change and GHG emissions reduction at the project level. However, regulations and legislation has been passed at the federal level for improving energy efficiency and fuel economy to reduce impacts on climate change and its effects.

#### State Regulations

The State of California Legislature has enacted a series of bills that constitute the most aggressive programs and measures to reduce GHGs. Legislation such as the landmark AB 32 in 2006 was specifically enacted to address GHG emissions. Other legislation such as California Code of Regulations (CCR) Title 24 and Title 20 energy standards were originally adopted for other purposes such as energy and water conservation but also provide GHG reductions. This section describes a summary of the major provisions of the legislation.

##### California Assembly Bill No. 32 (AB 32)

AB 32 instructs the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. AB 32 also directed CARB to set a GHG emissions limit based on 1990 levels, to be achieved by 2020. It set a timeline of January 1, 2009, for adopting a scoping plan for achieving the 1990 level GHG reductions in a technologically and economically feasible manner. The Scoping Plan is required to be updated at least every five years with updates published in 2013, 2017, and 2022. The current 2022 Scoping Plan lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emission by 85% below the 1990 levels no later than 2024.

##### Title 24 Building Energy Efficiency Standards

The California Energy Commission (CEC) first adopted Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) in 1978 in response to a legislative mandate to reduce energy consumption in the State. Although not originally intended to reduce GHG emissions, increased energy efficiency, and reduced consumption of electricity, natural gas, and other fuels would result in fewer GHG emissions from residential and nonresidential buildings subject to the standard. The standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods. The latest revisions (2022 Building Energy Efficiency Standards) became effective on January 3, 2023.

##### Title 24 Building Energy California Green Building Standards

Part 11 of Title 24 is referred to as the California Green Building Standards Code (CALGreen Code). The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality." The CALGreen Code is not intended to substitute or be identified as meeting the certification requirements of any green building program that is not established and adopted by the California Building Standards Commission (CBSC). Unless otherwise noted in the regulation, all newly constructed buildings in California are subject of the requirements of the CALGreen Code. Jurupa Valley adopted the "California Green Building Standards Code, 2022 Edition (Part

11 of Title 24 of the California Code of Regulations)" in November 2022 as part of its building codes (Section 8.05.010 if the Jurupa Valley Municipal Code).

### Senate Bill (SB) 32 and AB 197.

SB 32 and AB 197 (enacted in 2016) are companion bills. SB 32 codified the 2030 emissions reduction goal of Executive Order (EO) B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies, consisting of at least three members of the Senate and three members of the Assembly, in order to provide ongoing oversight over implementation of the State's climate policies. AB 197 also added two members of the Legislature to the CARB Board as nonvoting members; requires CARB to make available and update (at least annually via its website) emissions data for GHGs, criteria air pollutants, and TACs from reporting facilities; and requires CARB to identify specific information for GHG emissions reduction measures when updating the Scoping Plan.

### CARB Scoping Plan Update.

CARB adopted a second update to the Scoping Plan to reflect the 2030 target codified by SB 32. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in Governor Brown's Executive Order B-30-15. Based on the emissions reductions directed by SB 32, the annual 2030 statewide target emissions level for California is 260 million metric tons of $CO_2E$ (million $MTCO_2e$).

CARB approved the most recent scoping plan update in December 2022. CARB's 2022 Scoping Plan lays out the sector-by-sector roadmap for California to achieve carbon neutrality by 2045 or earlier, outlining a technologically feasible, cost-effective, and equity-focused path to achieve the State's climate target. The previous Scoping Plans have focused on specific GHG reduction targets for our industrial, energy, and transportation sectors—first to meet 1990 levels by 2020, then to meet the more aggressive target of 40 percent below 1990 levels by 2030. The 2022 Scoping Plan addresses recent legislation (AB 1279) and direction from the current Governor and extends and expands upon the earlier Scoping Plans with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045. The 2022 Scoping Plan also builds upon current and previous environmental justice efforts to integrate environmental justice directly into the Plan, to ensure that all communities can reap the benefits of this transformational Plan.

*Regional Regulations*

### South Coast Air Quality Management District (SCAQMD)

South Coast AQMD is principally responsible for comprehensive air pollution control for Los Angeles, Orange, and the urbanized portions of Riverside and San Bernardino Counties, including the Project site. South Coast AQMD works directly with SCAG, County transportation commissions and local governments, and cooperates actively with all federal and state government agencies to regulate air quality.

In April 2008, South Coast AQMD convened a Working Group to develop GHG significance thresholds. On December 5, 2008, South Coast AQMD Governing Board adopted its staff proposal for an interim CEQA GHG significance threshold for projects where South Coast AQMD is the lead agency. As to all other projects where South Coast AQMD is not the lead agency, the Board has, to date, only adopted an interim threshold of 10,000 MTCO2e per year for industrial stationary source projects.

For all other projects, South Coast AQMD staff proposed a multiple tier analysis to determine the appropriate threshold to be used. The draft proposal suggests the following tiers: Tier 1 is any applicable CEQA exemptions; Tier 2 is consistency with a GHG reduction plan; Tier 3 is a screening value or bright

line; Tier 4 is a performance-based standard; and Tier 5 is GHG mitigation offsets. According to the presentation given at the September 28, 2010, Working Group meeting, South Coast AQMD staff proposed a Tier 3 draft threshold of 1,400 to 3,500 MTCO2e/year depending on if the project was commercial, mixed use, or residential.

No GHG significance thresholds are approved for use in the Basin. However, that does not preclude lead agencies from utilizing the draft thresholds to evaluate the potential impacts associated with general development projects. The City of Jurupa Valley General Plan Policy AQ 9.5 requires the City to utilize the South Coast AQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City to date has not adopted a CAP.

### Western Riverside Council of Governments Climate Action Plan

In 2014, the City of Jurupa Valley was one of 12 cities that collaborated with the Western Riverside Council of Governments (WRCOG) on a Subregional Climate Action Plan (Subregional CAP) that includes 36 measures to guide GHG reduction efforts through 2020.[14] However, the City of Jurupa Valley has not adopted the Subregional CAP because it did not go through formal CEQA review by WRCOG, which intended it to be a framework for cities to implement AB 52 and for cities to develop their own CAPs.

The WRCOG Subregional CAP establishes policies and priorities to enable member jurisdictions, including Jurupa Valley, to implement strategies that successfully address State legislation AB 32 and SB 375. The CAP addresses the overall GHG emissions in Western Riverside County by preparing GHG inventories, identifying emissions reduction targets, and developing and evaluating GHG emissions to 80 percent below 1990 levels by 2050 in accordance with Executive Order S-3-05, AB 52, and SB 375.

Until the City formally adopts a CAP, local development is not required to be consistent on a project- by-project evaluation of GHG emissions identified in the WRCOG Subregional CAP, so the project will be evaluated relative to the goals of AB 32, SB 32, the City's adopted General Plan policies that pertain to GHG emissions, and CARB's 2022 Scoping Plan Update.

## Local Regulations

### City of Jurupa Valley General Plan

The General Plan policies that are related to GHG emissions and apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11,** *Land Use and Planning***.**

### City of Jurupa Municipal Code

The specific policies and programs outlined in the City of Jurupa Valley's Municipal Code that are related to GHG reduction that apply to the proposed project are listed below:

**Chapter 8.05** Adoption of construction codes, outlines the construction codes of the City, whereby the City has adopted the California Building Standards Code (CBC) 2022 Edition (CBC), the California Electrical Code, 2022 Edition, the California Energy Code, 2022 Edition, and the California Green Building Standards Code, 2022 Edition (as included in Title 24 of the California Code of Regulations).[48] The City routinely adopts CBC updates as they become available.

[48] City of Jurupa Valley Municipal Code, Title 8, Section 8.05.010 Adoption of Construction Codes: https://library.municode.com/ca/jurupa_valley/codes/municipal_code?nodeId=TIT8BUCO_CH8.05ADCOCO Accessed February 22, 2025

**Section 9.283.010** Water efficient landscape design requirements, outlines the water conservation efforts that projects must comply with as part of landscaping design, including the installation of drought-tolerant landscaping.

### 4.8.5 Methodology

The methodology used in the GHG analysis is consistent with South Coast AQMD GHG Guidance. As recommended by South Coast AQMD, the California Emissions Estimator Model® version 2022.1 (CalEEMod) was used to quantify Project-related emissions.

**Construction Related Emissions**

The CalEEMod model calculates GHG emissions from fuel usage by construction equipment and construction-related activities, like construction worker trips, for the Project. Construction emissions include site preparation, grading, building construction, paving, and architectural coatings. The total construction emissions were "amortized" over 30 years and added to the operational emissions.

**Operational Related Emissions**

CalEEMod estimates the GHG emissions associated with area sources which include mobile emissions, architectural coating, consumer products, electricity, water and wastewater, solid waste, refrigerants, and landscape equipment servicing the Project site which create CO2 resulting from fuel combustion based on the Project's land uses.

***Energy-Related Emissions***

CalEEMod estimates the GHG emissions associated with building electricity and natural gas usage (non-hearth) for each land use type. Electricity and natural gas used in buildings is typically generated at an off-site power plant which indirectly generates GHG emissions. The default energy usage values used in CalEEMod are based on the 2019 consumption estimates from the California Energy Commission (CEC) and reflect 2019 Title 24 improvements (CalEEMod User's Guide).

***Mobile Source Emissions***

CalEEMod estimates the annual GHG emissions from Project-related vehicle usage based on trip generation data contained in defaults for construction and traffic trip generation rates provided by Translations Traffic Engineers (2022) for operations.

***Water Related Energy Usage***

Electricity is also indirectly used in water supply, treatment, and distribution, as well as wastewater treatment in Southern California and plays a large role in GHG production.

There are three processes necessary to supply potable water to urban users (i.e., residential, commercial, and industrial): (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, the wastewater is treated and either reused as reclaimed/recycled water or returned to the environment. CalEEMod calculates the GHG emissions from these processes based on default emissions factors and water/wastewater generation rates for a project's location.

***Solid Waste Emissions***

CalEEMod also calculates the GHG emissions associated with the disposal of solid waste into landfills based on default data contained within the model for waste disposal rates, composition, and the characteristics of landfills throughout the State. A large percentage of this waste will be diverted from

landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill.

***Refrigerants***

Air conditioning (A/C) and refrigeration equipment associated with the buildings are anticipated to generate GHG emissions. CalEEMod automatically generates a default A/C and refrigeration equipment inventory for each project land use subtype based on industry data from the USEPA. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime and then derives average annual emissions from the lifetime estimate. Note that CalEEMod does not quantify emissions from the disposal of refrigeration and A/C equipment at the end of its lifetime.

### 4.8.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to GHG emissions. Based on these significance thresholds, a project would have a significant impact on cultural resources if it would:

***a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

**Under the City's local significance threshold, the project would have significant effects if:** 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).

***b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

**Under the City's local significance threshold, the project would have significant effects if:**

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).

### 4.8.7 Environmental Impact Analysis

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

**Under the City's local significance threshold, the project would have significant effects if:** Cause *:* 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).

#### Plans, Policies, and Programs (PPPs)

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

**PPP 4.8-1** As required by Municipal Code Chapter 8.05, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).

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

#### Project Design Features (PDFs)

There are no PDFs that are related to greenhouse gas emissions impacts.

#### Impact Analysis

No single land use project could generate enough 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.

A final numerical threshold for determining the significance of GHG emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD's draft threshold of 3,000 $MTCO_2e$ per year is appropriate for mixed use development projects. The 3,000 $MTCO_2e$ threshold is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance

Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

***Short-Term Construction Greenhouse Gas Emissions***

The Project would result in direct emissions of $CO_2$, $N_2O$, and $CH_4$ from construction equipment and the transport of materials and construction workers to and from the Project site. The GHG emissions only occur during temporary construction activities and would cease once construction is complete. The total GHG emissions (in $CO_2e$) generated during construction are shown in **Table 4.8-3**

**Table 4.8-3 CONSTRUCTION-RELATED GREENHOUSE GAS EMISSIONS**

| Category | $CO_2e$ Emissions (Metric Tons) |
|---|---|
| Construction Year 1 | 565 |
| Construction Year 2 | 628 |
| Construction Year 3 | 229 |
| **Total Construction Emissions** | **1,422** |
| **30-Year Amortized Construction Emissions (annually)** | **47** |

Source: Air Quality & Greenhouse Gas Emissions Assessment by ECORP Consulting, Inc., Table 3-2, Appendix B**.**

As shown in **Table 4.8-3,** the Project would result in the generation of approximately 1,422 $MTCO_2e$ over the course of construction. Once construction is complete, the generation of these GHG emissions would cease. Construction GHG emissions are typically summed and amortized over a 30-year period and then added to the operational emissions[49]. The amortized project construction emissions would be 47.4 $MTCO_2e$ per year.

***Operational Greenhouse Gas Emissions***

Operational or long-term emissions occur over the life of the Project. GHG emissions would result from direct emissions such as project-generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment utilized within the Project site. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power, the energy required to convey water to, and wastewater from, the Project, the emissions associated with solid waste generated from the Project, and any fugitive refrigerants from air conditioning or refrigerators.

Prior to issuance of a building permit, the City of Jurupa Valley would review and verify that the Project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards.

[49] The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District (South Coast Air Quality Management District, *Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13,* August 26, 2009).

The Project would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development and energy efficiency.

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 4.8-4.**

**Table 4.8-4 Annual Greenhouse Gas Emissions**

| Emission Source | Total Emissions ($MTCO_2e$ per year) |
|---|---|
| Annual construction-related emissions amortized over 30 years | 47 |
| Area Source | 5 |
| Energy Source | 740 |
| Mobile Source | 4,343 |
| Waste | 79 |
| Water Usage | 31 |
| **Total $CO_2E$ (All Sources)** | **5,245** |
| **Screening Threshold ($CO_2E$)** | **3,000** |
| **Threshold Exceeded** | **YES** |

*Source: Air Quality and Greenhouse Gas Emissions Assessment (Appendix B).*

As shown on **Table 4.8-4**, the Project has the potential to generate a total of approximately 5,245 MTCO2e per year. As such, the Project would exceed the City's screening threshold of 3,000 MTCO2e. Thus, Project-related emissions have a potentially significant direct or indirect impact on greenhouse gas emissions that could impact climate change.

The GHG assessment (ECORP Consulting, 2024a, p. 39) shows that the majority of the GHG emissions (83 percent) are associated with operational related mobile sources. Emissions of motor vehicles are controlled by State and Federal standards, and the Project has no control over these standards. As a result, there are no enforceable mitigation measures available to the City of Jurupa Valley that can be imposed on the Project that would reduce its GHG impacts to a less than significant impact.

Additional mitigation to reduce the Project's mobile emissions is not feasible due to the limited ability of the City of Jurupa Valley to address emissions resulting from mobile sources and/or emissions generated by cars and trucks outside of the City's limits. As with all land use projects, the Project's mobile and transportation related GHG emissions are a function of two parameters: emissions control technology and vehicle miles traveled (VMT).

The CARB is directly responsible for regulating mobile and transportation source emissions in the State. Regarding the first parameter, California addresses emissions control technology through a variety of legislative and regulatory schemes, including the state's Low Carbon Fuel Standard (LCFS) (Executive Order S-01-07), a regulatory program designed to encourage the use of cleaner low-carbon transportation fuels in California, encourage the production of those fuels, and therefore, reduce GHG emissions and decrease petroleum dependence in the transportation sector. The regulatory standards are expressed in terms of the "carbon intensity" of gasoline and diesel fuel and their substitutes. Different types of fuels are evaluated to determine their "life cycle emissions," which include the emissions associated with

producing, transporting, and using the fuels. Each fuel is then given a carbon intensity score and compared against a declining carbon intensity benchmark for each year. Providers of transportation fuels must demonstrate that the mix of fuels they supply for use in California meets these declining benchmarks for each annual compliance period.

In 2018, ARB approved amendments to the LCFS that strengthened the carbon intensity benchmarks through 2030 to ensure that they are in line with California's 2030 GHG emission reduction target enacted through SB 32. This ensures that the transportation sector is meeting its obligations to achieve California's GHG reduction targets. The State is also implementing legislation and regulations to address the second parameter affecting transportation-related GHG emissions by controlling VMT. Examples of this include SB 375, which links land use and transportation funding and provides one incentive for regions to achieve reductions in VMT, and SB 743, which discourages VMT increases for passenger car trips above a region-specific benchmark.

While implementation of the proposed project would generate GHG emissions and would result in emissions that exceed the City's significance threshold, the Project is considered infill development, promotes local efficiency, and would locate potential employment opportunities for future residents of the Project reducing VMT all resulting in lower operational GHG emissions.

### Level of Significance Before Mitigation

Potentially Significant. **PPPs 4.8-1** and **4.8-2** would reduce the impacts from GHG emissions, but not to a level of less than significant.

### Mitigation Measures

No feasible mitigation is available to reduce the Project's estimated GHG emissions levels below the City's significance threshold. However, the following mitigation measures through implementation would reduce GHG emissions, and test measures represent the only feasible mitigation measures that could be imposed, and after diligent analysis, the City of Jurupa Valley has determined that no other feasible mitigation measures exist:

**MM-GHG-1: Residential Electric Vehicle Charging Infrastructure:** Prior to the issuance of occupancy permits the City shall verify that the following electric vehicle charging infrastructure has be installed:

> Single Family Home/Condo/Townhouse with attached garage. For each dwelling unit a dedicated 208/240-volt branch circuit (40 amperes minimum) shall be installed in the garage.

**MM-GHG-2: Bus Shelter Installation:** Prior to the issuance of occupancy for the residential development, the Project applicant shall install 2 new bus shelters at the proposed bus turnouts.

**MM-GHG-3: Energy Star Appliances:** Prior to the issuance of the residential building permits the City Public Works and Engineering Department shall verify that where residential appliances are installed shall be "Energy Star" rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and ceiling fans.

**MM-GHG-4: High Efficacy Lighting:** Prior to issuance of residential and non-residential building permits the City's Building and Safety Department shall verify that all in unit fixtures installed in residential and non-residential buildings will be high efficacy lighting. High efficacy lighting includes compact fluorescent lamps (CFLs) light emitting diodes (LEDs), and other light bulbs that provide an energy efficiency of at least 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for fixtures above 15 watts to 40 watts.

**MM-GHG-5: Available Public Transit Notice:** Upon a residential dwelling unit being sold, offered for sale, or rented, the Project Applicant or its designee shall notify and offer to the prospective buyer or tenant, as soon as it may be done, disclosure material describing available public transit, ridesharing, and non-motorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the close of escrow or finalization of a rental contract. A draft of this disclosure shall be submitted to the City of Jurupa Valley Community Development Department for review prior to the issuance of the first certificate of occupancy.

**MM-GHG-6: Broadband Infrastructure:** Prior to the first residential certificate of occupancy the developer shall install broadband infrastructure or other communications technologies that encourage telecommuting and working from home, which reduces mobile source emissions. The applicant shall submit documentation confirming the installations to the City Building and Safety Department for verification prior to occupancy.

**MM-GHG-7: Outdoor Electrical Outlets:** Prior to the issuance of the residential building permits the developer shall offer electrical outlets on patios, applicable to residential units that have patios in accordance with the CBC, which reduces area source emissions. The City Community Development Department shall verify architectural plans for implementation of the outdoor electrical outlet requirements.

### Level of Significance After Mitigation

Significant and unavoidable.

Implementation of Mitigation Measures **MM-GHG-1** through **MM-GHG-7** aim to reduce GHG emissions; however, the Mitigation Measures do not have quantitative reductions associated with them available in CalEEMod and given that the majority of Project-generated emissions are from mobile sources from residents' vehicle usage, the emissions are outside the jurisdiction and control of the Project and City. For the sake of presenting the most conservative possible analysis, even though Mitigation Measures **MM-GHG-1** through **MM-GHG-7** will in fact reduce GHG emissions, this EIR does not assume any numerical offset, but instead conservatively assumes that the full emissions of 5,245 $MTCO_2e$ per year will occur, even though actual Project emissions will be less. Although Mitigation Measures MMs **GHG-1 GHG-2, GHG-5,** and **GHG-6** will serve to potentially reduce transportation-and energy-related emissions, the reductions will not reduce emissions below applicable thresholds for GHG emissions. Beyond those already presented, there are no feasible mitigation measures available to reduce the total project GHG emissions to less than 3,000 MT CO2e/yr and emissions would result in a significant and unavoidable impact.

*Continued on Next Page.*

| Threshold 4.8 (b) Would the Project: | Significant and Unavoidable | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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).

## Plans, Policies, and Programs

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 GHG emissions.

**PPPs 4.8-1** and **4.8-2** shall apply.

## Project Design Features

There are no PDFs that are related to reducing greenhouse gas emissions.

## Impact Analysis

The City does not have an adopted CAP; therefore, the Project's consistency with the 2022 Scoping Plan was evaluated.

In 2014, the City of Jurupa Valley was one of 12 cities that collaborated with the WRCOG on a Subregional CAP that includes 36 measures to guide GHG reduction efforts through 2020. However, the City of Jurupa Valley has not adopted the Subregional CAP because it did not go through formal CEQA review by WRCOG, which intended it to be a framework for cities to implement AB 32 and for cities to develop their own CAPs. The City's General Plan contains the following program relative to a CAP:

**Program AQ 9.1.1** **Climate Action Plan.** Within 2 years of General Plan adoption, prepare and adopt a Climate Action Plan (CAP) for the City, including a 2030 and 2035 reduction target and local emissions inventory. The CAP will be consistent with the WRCOG Subregional CAP but will identify specific additional measures for the reduction of future GHG emissions. The CAP shall demonstrate how the City will reduce its GHG emissions to 50% below 1990 levels by 2030 and 80% below 1990 levels by 2050, consistent with state law and current guidance on GHG reduction planning.

Specific actions that may be included in the City CAP to help keep Citywide emissions below the SCAQMD service population significance threshold include, but are not limited to, requiring the installation of electric and conduit improvements to support the installation of future roof-mounted photovoltaic solar systems and electric vehicle charging stations for individual homes and businesses.

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In 2014, the City of Jurupa Valley was one of 12 cities that collaborated with the WRCOG on a Subregional CAP that includes 36 measures to guide GHG reduction efforts through 2020. However, the City of Jurupa Valley has not adopted the Subregional CAP because it did not go through formal CEQA review by WRCOG, which intended it to be a framework for cities to implement AB 32 and for cities to develop their own CAPs.

The reduction measures included in the WRCOG Subregional CAP are not project level but rather policies that cities could implement to reduce GHGs (e.g. traffic light conversion to LED, amending zoning to require bicycle parking, signal coordination, yard waste collection, etc.). Until the City formally adopts a CAP, local development is not required to be consistent on a project by-project evaluation of GHG emissions identified in the WRCOG Subregional CAP. Additionally, the GHG reduction targets within the WRCOG Subregional CAP and 2017 General Plan Policy AQ 9.1.1 have been superseded by SB 32 (40 percent below 1990 levels by 2030) and AB 1279 (85 percent below 1990 levels by 2045). The 2022 Scoping Plan reflects SB 32 and AB 1279 GHG reduction targets and is further analyzed below.

**2022 Scoping Plan Consistency**

Scoping Plan is based on the overall targets established by AB 32 and SB 32. Consistency with the 2008 and 2017 Scoping Plan is not necessary, since both of these plans have been superseded by the 2022 Scoping Plan.

Evaluation of consistency with the 2022 Scoping Plan is reasonable and appropriate because it is a statewide plan adopted for reducing GHG emissions. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. For example, current transportation sector measures are implemented by the manufacturers, which includes the Advanced Clean Cars II and the Low Carbon Fuel Standard.

The Project is also subject to building code requirements under the building energy efficiency standards (Title 24) and green building standards (CALGreen). New buildings are required to comply with the applicable building code requirements and standards in place at the time building permit documentation submittals are made. Further, the Project would provide sidewalks, bike racks, and pedestrian walkways which promotes alternative modes of transportation (walking, biking, and transit) and reduces VMT.

Included in the 2022 Scoping Plan is a set of Local Actions (Appendix D to the 2022 Scoping Plan) aimed at providing local jurisdictions with tools to reduce GHGs and assist the state in meeting the ambitious targets set forth in the 2022 Scoping Plan. Appendix D to the 2022 Scoping Plan includes a section on evaluating plan-level and project-level alignment with the State's Climate Goals in CEQA GHG analyses. In this section, CARB identifies several recommendations and strategies that should be considered for new development in order to determine if a project would conflict with the 2022 Scoping Plan.

The 2022 Scoping Plan includes three priority areas to reduce GHG emissions that would apply to all land use development projects. More specifically, the three priority areas include: (1) transportation electrification, (2) VMT reduction, and (3) Building Decarbonization. The potential for the Project to conflict with these three priority areas is discussed below. As discussed, the Project does not conflict with the 2022 Scoping Plan.

• **Transportation Electrification.** The Project would include EV charging infrastructure that, at minimum, would equal the Residential and Non-Residential Mandatory Measures in Sections 4.106.4.1, 4.106.4.2, 4.106.4.3 and Section 5.106.5.3 of CALGreen. Through the implementation of MM-GHG-1 The Project will require all single-family and multi-family units provide EV charging infrastructure that meets, at minimum,

the Tier 2 voluntary residential measures contained in the 2022 Green Building Standards Code (CALGreen). Therefore, the Project does not conflict with this priority area.

• **VMT Reduction.** As identified in the Project's VMT Assessment discussed in EIR Section 4.16, *Transportation*, the Project's effect on VMT was found to be less than significant and therefore the Project would not result in a per-capita increase in VMT. Additionally, the Project cumulative effect on VMT was not found to increase but rather decrease the VMT per service population in the baseline year or horizon year conditions. Further reductions in VMT will be attained through the implementation of MMs-GHG-2, -5, and -6. As such, based on the VMT Assessment conclusions, the Project would not conflict with this priority area.

• **Building Decarbonization.** Per Title 24 requirements, the Project would be required to incorporate solar for the residential and commercial portion of the buildings. Additionally, the Project would be required to comply with all Title 24 Energy and CALGreen requirements as previously discussed. Further, the required MMs-GHG-3 and -4 require building electrification features. As such, the Project does not conflict with this priority area.

Therefore, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions and this impact would be less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.8.8 Cumulative Impact Analysis

The proposed Project would be consistent with the ARB Scoping Plan, and would be required to comply with existing regulations, including applicable measures from the City of Jurupa Valley General Plan (City of Jurupa Valley, 2017). The Project would be directly affected by the outcomes (vehicle trips and energy consumption would be less carbon intensive due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards). As such, the Project would not conflict with any other State-level regulations pertaining to GHGs.

Because global warming is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, the proposed Project has no potential to result in a direct impact to Global Climate Change (GCC); rather, Project-related contributions to GCC, if any, only have potential significance on a cumulative basis. Therefore, impacts under Thresholds a and b are not Project-specific impacts, but the Project's contribution to cumulative GHG impact. As discussed, incorporation of mitigation would contribute to minimizing emissions, but there are no feasible mitigation measures that would reduce the Project's GHG emissions to a less than significant level. However, implementation of the Project would still result in net annual emissions that exceed the GHG emissions significance threshold of 3,000 MTCO2e/yr. Therefore, Project-related GHG emissions and their contribution to global climate change would be cumulatively considerable, and GHG emissions impacts would be significant and unavoidable.

# 4.9 Hazards and Hazardous Materials

## 4.9.1 Introduction

The following analysis is based in part on information from a technical report entitled: *Phase I Environmental Site Assessment, Wineville Market and Villages,* which was prepared by PETRA Geosciences, Inc., dated: October 25, 2021, and is included as Appendix L. All references used in this Subsection are listed in EIR Section 7.0, *References*.

This section describes the existing hazards and hazardous materials setting and potential effects from project implementation on the site and surrounding areas. A hazardous material is defined as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant risk of potential hazard to human health and safety or to the environment if released into the workplace or environment. (Health and Safety Code §25501(o)) This section considers the nature and range of foreseeable hazardous materials and physical hazards/impacts that would result from implementation of the proposed Project. It identifies the ways that hazardous materials and other types of hazards could expose people and the environment to various health and safety risks during construction and operational activities of the proposed Project. This section also addresses airport-related hazards and impacts to emergency response and emergency evacuation plans.

## 4.9.2 Existing Conditions

### Recognized Environmental Conditions

A recognized environmental condition (REC) is defined by the current American Society for Testing and Materials (ASTM International or ASTM) Standard E1527-21 as: “the (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." (ASTM, 2021)

The Phase I Environmental Site Assessment (Phase I ESA) revealed no evidence of RECs.

### Historical Recognized Environmental Conditions

An Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard E1527 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

The Phase I Environmental Site Assessment (Phase I ESA) revealed no evidence of HRECs.

### Site Reconnaissance

A site reconnaissance conducted as part of the Phase I Environmental Site Assessment (Phase I ESA) stated that the Project site is vacant land with a light amount of vegetation covering most of the site with isolated moderately dense areas of vegetation. The purpose of the subject site reconnaissance was to observe the present site use and conditions as they relate to the possible presence of potentially hazardous substances and petroleum products. Dumped trash/debris was common along the southern portion of the site along with several piles containing yard waste, livestock manure irrigation piping, and concrete fragments. The

dumped debris appeared to be mostly non-hazardous waste/trash, except for 19 empty 1-gallon oil containers and two 5-gallon buckets of used motor oil along the site boundary with Limonite Avenue. Moderate soil staining was observed around the two buckets of motor oil and minor staining to the soil around the 1-gallon containers. Wooden pole electrical lines were observed along the western and west end of the southern boundaries.

In addition to the site reconnaissance, adjoining properties and roads were visually observed from the subject site to identify land uses and the potential presence of structures, operations, activities, or environmental conditions that may involve the use, treatment, storage, disposal, or generation of hazardous wastes and/or petroleum products that may pose an environmental concern to the subject site.

#### Airport Related Hazards

The nearest airport is the Riverside Municipal Airport located approximately 4 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, the site is located outside of the airport's compatibility and influence zones.

#### Emergency Response Planning

The City of Jurupa Valley is in the Riverside County Operational Area. The Riverside County Emergency Operations Plan (EOP), issued in 2006 (Riverside County, 2006), identifies County agencies and other agencies that would be involved in emergency responses; threat summaries and assessments; and procedures for responding agencies as well as County agencies that would be involved in coordinating and managing responses.

The City of Jurupa Valley Local Hazard Mitigation Plan (LHMP), issued in 2018 (City of Jurupa Valley, 2018), provides additional information on hazard assessments; hazard mitigation strategies; and resources available for emergency response and hazard mitigation.

#### Wildfire Hazards

The Project site is not in a Fire Hazard Severity Zone (FHSZ) mapped by California Department of Forestry and Fire Protection (CAL FIRE). The nearest FHSZ to the Project site is a Very High FHSZ in a Local Responsibility Area the La Sierra Hills approximately 1.5 miles to the southeast across the Santa Ana River in the City of Riverside. (CAL FIRE, 2025)

### 4.9.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to Hazards and Hazardous Materials.

### 4.5.4 Regulatory Framework

#### Federal Regulations

##### Occupational Safety and Health Act

The federal Occupational Safety and Health Act of 1970 (29 USC § 651 et seq.) authorizes each state (including California) to establish their own safety and health programs with the US Department of Labor, Occupational Safety and Health Administration (OSHA) approval. The California Department of Industrial Relations regulates implementation of worker health and safety in California. California OSHA enforcement units conduct on-site evaluations and issue notices of violation to enforce necessary improvements to health and safety practices. California standards for workers dealing with hazardous materials are contained in Title 8 of the California Code of Regulations (CCR) and include practices for all industries (General Industrial Safety Orders), and specific practices for construction and other industries. Workers at hazardous waste sites (or working with hazardous wastes as might be encountered during excavation of contaminated soil) must receive specialized training and medical supervision according to the Hazardous Waste Operations and Emergency Response (HAZWOPER) regulations.

##### Compensation, and Liability Act

The EPA is responsible for implementing and enforcing federal laws and regulations pertaining to hazardous materials. The primary legislation includes the Resource Conservation and Recovery Act of 1976 (RCRA) and the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA or Superfund), as amended by the Superfund Amendments and Reauthorization Act (SARA) and the Emergency Planning and Community Right-to-Know Act (known as SARA Title III). RCRA and the 1984 RCRA Amendments regulate the treatment, storage, and disposal of hazardous and nonhazardous wastes and mandate that hazardous wastes be tracked from the point of generation to their ultimate fate in the environment, including detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities. As permitted by RCRA, in 1992, the EPA approved California's program called the Hazardous Waste Control Law (HWCL), administered by DTSC, to regulate hazardous wastes in California, as discussed further below. The purpose of CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat, and the Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities. SARA relates primarily to emergency management of accidental releases and requires annual reporting of continuous emissions and accidental releases of specified compounds that are compiled into a nationwide Toxics Release Inventory. Finally, SARA Title III requires formation of state and local emergency planning committees that are responsible for collecting material handling and transportation data for use as a basis for planning and provision of chemical inventory data to the community at large under the "right-to-know" provision of the law.

##### Hazardous Materials Transportation Act

Under the Hazardous Materials Transportation Act of 1975, the United States Department of Transportation (USDOT), Office of Hazardous Materials Safety regulates the transportation of hazardous materials on water, rail, and highways, through air, or in pipelines and enforces guidelines created to protect human health and the environment and reduce potential impacts by creating hazardous material packaging and transportation requirements. It also includes provisions for material classification, packaging, marking, labeling, placarding, and shipping documentation. The USDOT provides hazardous materials safety training programs and supervises activities involving hazardous materials. In addition, the

USDOT develops and recommends regulations governing the multimodal transportation of hazardous materials.

## State Regulations

### California Hazardous Waste Control Law

The HWCL is the primary hazardous waste statute in the State of California and implements RCRA as a "cradle-to-grave" waste management system for handling hazardous wastes in a manner that protects human health and the environment and would reduce potential resulting impacts. The law specifies that generators have the primary duty to determine whether their waste is hazardous and to ensure proper management. The HWCL also establishes criteria for the reuse and recycling of hazardous waste used or reused as raw materials. The law exceeds federal requirements by mandating source reduction planning and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates a number of types of waste and waste management activities that are not covered by federal law.

### California Health and Safety Code

The California Health and Safety Code (HSC § 25141) defines hazardous waste as a waste or combination of waste that may because of its quantity, concentration, or physical, chemical, or infection characteristics:

- Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitation-reversible illness.
- Pose a substantial present or potential hazard to human health or the environment, due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bio accumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of or otherwise managed.

These regulations establish criteria for identifying, packaging, and labeling hazardous wastes; prescribe management practices for hazardous wastes; establish permit requirements for hazardous waste treatment, storage, disposal, and transportation; and identify hazardous waste that commonly would be disposed of in landfills.

Under both the RCRA and the HWCL, hazardous waste manifests must be retained by the generator for a minimum of 3 years. The generator must match copies of the manifests with copies of manifest receipts from the treatment, disposal, or recycling facility.

The California Environmental Protection Agency (Cal/EPA) designated the Riverside County Department of Environmental Health Hazardous Materials Branch (RCDEH) as the Certified Unified Program Agency (CUPA). As the CUPA, they enforce State statutes and regulations through the Hazardous Materials Unified Program Agency, which oversees aboveground petroleum tanks; generation of hazardous materials; storage and treatment; USTs; generation of medical waste; the accidental release prevention program; and Local Oversight Program. The CUPA has responsibility for overseeing the primary hazardous materials programs applicable to the proposed project.

**Business Plan Program:** In order to protect public health and safety, as well as the environment, the Business Plan Program regulates the storage and handling of hazardous materials through education, facility inspections and enforcement of State law.

**Underground Storage Tank Program:** DEH oversees the inspections of construction, repairs, upgrades, system operation and removal of UST systems.

### California Emergency Response Plan

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Responding to hazardous materials incidents is one part of this Plan. The Plan is administered by the California Governor's Office of Emergency Services, which coordinates the responses of other agencies. The Riverside County Emergency Management Department coordinates emergency management, including mitigation, preparation, response, and recovery, in a unified manner that creates recognized leadership in the fields of emergency management and emergency medical services.

### California Building Code

The State of California provided a minimum standard for building design through the 2022 California Building Standards Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations. The 2022 CBC is based on the 2021 International Building Code but has been modified for California conditions. It is generally adopted on a jurisdiction by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan- checked by local City and County building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in all new high-rise buildings and residential buildings; the establishment of fire resistance standards for fire doors, building material; and particular types of construction.

## Regional

### Certified Unified Program Agency (CUPA)

Federal and State hazardous materials regulations require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials to obtain a hazardous materials permit and submit a business plan to its local Certified Unified Program Agency (CUPA). The CUPA also ensures local compliance with all applicable hazardous materials regulations. The CUPA with responsibility for the City of Jurupa Valley is RCDEH. The RCDEH oversees six hazardous materials programs in the County of Riverside, including inspecting facilities that handle hazardous materials, generate hazardous waste, treat hazardous waste, own/operate USTs, own/operate petroleum ASTs, or handle other materials subject to the California Accidental Release Program. Riverside County Ordinance No. 615, Hazardous Waste Generation, Storage, Handling and Disposal, was promulgated for the purpose of monitoring establishments where hazardous waste is generated, stored, handled, disposed, treated or recycled and to regulate the issuance of permits and the activities of establishments where hazardous waste is generated.

### The Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program)

The California Environmental Protection Agency oversees California's Unified Program. This program provides for local implementation of hazardous materials regulatory programs. The California Environmental Protection Agency designated the RCDEH Hazardous Materials Branch as the CUPA with responsibility for overseeing the primary hazardous materials programs applicable to the Project.

Part of this program is the Hazardous Materials Business Plan Program. In order to protect public health and safety, as well as the environment, the Business Plan Program regulates the storage and handling of hazardous materials through education, facility inspections and enforcement of State law.

### Local

#### City of Jurupa Valley General Plan

The General Plan policies that are related to Hazards and Hazardous Materials and apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11,** *Land Use and Planning***.**

#### Jurupa Valley Local Hazard Mitigation Plan

The purpose of the LHMP is to identify the hazards in the City, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The Plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources, identifies mitigation shortcomings, and provides future mitigation planning and maintenance of existing plans.[13] The City's LHMP was approved by the Federal Emergency Management Agency (FEMA) on February 25, 2019.[14] The LHMP identifies the most prominent hazards faced by City residents as major earthquakes, flooding potential from 100-year storm events in winter months along the Santa Ana River bank, and windstorms causing power outages. In addition, the LHMP identifies mitigation actions and ongoing mitigation strategy programs, as well as lead departments or jurisdictions responsible for these actions and programs.

## 4.9.5 Methodology

As discussed previously, the information in this section is based largely on the *Phase I Environmental Site Assessment, Wineville Market and Villages* prepared by PETRA Geosciences, Inc., and dated October 20, 2021. A complete copy of this Report is included as **Appendix L** to this DEIR. The purpose of the Phase I ESA is to assist the landowner in identifying potential RECs associated with the presence of any hazardous substances or petroleum products, and their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land uses at and surrounding the site.

## 4.9.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to cultural resources. Based on these significance thresholds, a project would have a significant impact regarding hazards and hazardous materials if it would:

***a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.***

**Under the City's local significance threshold, the project would have significant effects if:** The project handles a hazardous material or mixture containing a hazardous material that has a quantity at any one time during the reporting year equal to or greater than the amounts specified by Health and Safety Code §25507 et seq.

***b) 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.***

**Under the City's local significance threshold, the project would have significant effects if:**

- The project handles a hazardous material or mixture containing a hazardous material (as defined in the Health and Safety Code §25501(o), see definition above in introduction) 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.
- The project handles or stores hazardous materials in quantity equal to or greater than the amounts specified by Health and Safety Code §25507 ***and*** is located within designated 100- or 500-year flood zones.

***c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

**Under the City's local significance threshold, the project would have significant effects if:** The project may have a significant impact if 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.

***d) Be located on a site that is included on a list of hazardous materials sites compiled according to Government Code Section 65962.5. As a result, would it create a significant hazard to the public or the environment.***

**Under the City's local significance threshold, the project would have significant effects if:** The project may have a significant impact if the project is located on a site that is included on a list of hazardous materials sites compiled according to Government Code §65962.5.

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 Resources Control Board (SWRCB)'s GeoTracker database.
- List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" Cease and Desist Orders (CDOs) and Cleanup and Abatement Orders and (CAOs) from the SWRCB.
- List of hazardous waste facilities subject to corrective action according to § 25187.5 of the Health and Safety Code, identified by DTSC.

***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.***

**Under the City's local significance threshold, the project would have significant effects if:** The project may have a significant impact if 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.

***f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.***

**Under the City's local significance threshold, the project would have significant effects if:** 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 routes for emergency egress and regress (unless otherwise allowed by the Fire Department).

***g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.***

**Under the City's local significance threshold, the project would have significant effects if:** The project may have a significant impact if the project is located within a "High" fire hazard zone per General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley.

## 4.9.7 Environmental Impact Analysis

| Threshold 4.9 (a) Would the Project: | Significant and Unavoidable | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** The project handles a hazardous material or mixture containing a hazardous material 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.

### Plans, Policies, and Programs (PPPs)

There are numerous regulations pertaining to the routine transport, use, or disposal of hazardous materials. The following will apply to the Project if the commercial uses handle hazardous materials in quantities greater than the thresholds described and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

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

**PPP 4.9-2** Any project-related hazardous materials and hazardous wastes will be transported to and/or from the Project site in compliance with any applicable state and federal requirements, including the U.S. Department of Transportation regulations listed in the Code of Federal Regulations (Title 49, Hazardous Materials Transportation Act), California Department of Transportation standards, and the California Occupational Safety and Health Administration standards.

**PPP 4.9-3** Any project-related hazardous waste generation, transportation, treatment, storage, and disposal will be conducted in compliance with the Subtitle C of the Resource Conservation and Recovery Act (RCRA) (Code of Federal Regulations, Title 40, Part 263), including the management of non-hazardous solid wastes and underground tanks storing petroleum and other hazardous substances. The Project will be designed and constructed in accordance with the regulations of the RCDEH, which serves as the designated Certified Unified Program Agency (CUPA) and which implements state and federal regulations for the following programs: (1) Hazardous Waste Generator Program, (2) Hazardous Materials Release Response Plans and Inventory Program, (3) California Accidental Release Prevention (CalARP), (4) Above Storage Tank (AST) Program, and (5) Underground Storage Tank (UST) Program.

**PPP 4.9-4** Any project-related new construction, excavations, and/or new utility lines within 10 feet or crossing existing high-pressure pipelines, natural gas/petroleum pipelines, or electrical lines greater than 60,000 volts will be designed and constructed in accordance with the California Code of Regulations (Title 8, Section 1541).

**PPP 4.9-5** The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), 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.

## Project Design Features (PDFs)

There are no PDFs apply to the Project impacts that are related to hazards and hazardous materials.

## Impact Analysis

### *Existing Conditions*

A site reconnaissance conducted as part of the Phase I Environmental Site Assessment (Phase I ESA) stated that the Project site is vacant land with light amount of vegetation covering most of the site with isolated moderately dense areas of vegetation. The purpose of the subject site reconnaissance was to observe the present site use and conditions as they relate to the possible presence of potentially hazardous substances and petroleum products. Dumped trash/debris was common along the southern portion of the site along with several piles containing yard waste, livestock manure, irrigation piping, and concrete fragments. The dumped debris appeared to be mostly non-hazardous waste/trash, except for 19 empty 1-gallon oil containers and two 5-gallon buckets of used motor oil along the site boundary with Limonite Avenue. Moderate soil staining was observed around the two buckets of motor oil and minor staining to the soil around the 1-gallon containers. Wooden pole electrical lines were observed along the western and west end of the southern boundaries.

In addition to the site reconnaissance adjoining properties and roads were visually observed from the subject site to identify land uses and the potential presence of structures, operations, activities, or environmental conditions that may involve the use, treatment, storage, disposal, or generation of hazardous wastes and/or petroleum products that may pose an environmental concern to the subject site. **Table 4.9-1** presents a summary of the site survey/property evaluation.

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

| Item | Concerns | Comments |
|---|---|---|
| General Housekeeping | Yes | Empty 1-gallon oil containers, used motor oil in two 5-gallon containers, non-hazardous waste/debris dumping along the southern site border. |
| Surface Spills | Yes | Evidence of spills from residual oil from the 1-gallon oil containers and spillage from the 5-gallon containers. |
| Stained Surfaces | Yes | Evidence of spills from residual oil from the 1-gallon oil containers and spillage from the 5-gallon containers. |
| Pits/Ponds/Lagoons | No | No concerns observed. |
| Surface Impoundments | No | No concerns observed. |
| ASTs/USTs | No | No concerns observed. |
| Distressed Vegetation | No | No concerns observed. |
| Wetlands | No | No concerns observed. |
| Electrical Substations/Powerlines | Yes | Wooden pole electrical lines observed along the western and west end of the southern boundaries. |
| Transformers Waste/Scrap Storage | No | No concerns observed. |
| Chemical Use/Storage | No | No concerns observed. |

*Pre-Construction*

While not identified as a Recognized Environmental Concern (REC) in the Phase 1 ESA, empty 1-gallon oil containers, used motor oil in two 5-gallon containers, and non-hazardous waste/debris dumping, with evidence of spillage from residual oil from the containers was observed along the southern site border. Site-preparation and grading activities could spread the oils, stained soils, and debris to other areas of the site and be potentially significant unless properly disposed of, therefore Mitigation Measure (MM) HAZ-1 is required for the removal and proper disposal of dumped items throughout the site prior to the issuance of a grading permit.

*Construction and Operations*

Project construction would involve transport, use, and disposal of hazardous materials including fuels, lubricants, greases, pesticides, fertilizers, and architectural coatings. The use, transport, and disposal of hazardous materials would comply with RCRA, CERCLA, OSHA, California hazardous waste control law,[50] OSHA, SCAQMD, Riverside County Department of Environmental Health (RCDEH), and RCFD requirements. Construction impacts arising from the routine use of hazardous materials would be less than significant with the implementation of MM HAZ-1.

The Project site would include commercial land uses. The future occupants of the proposed buildings are not yet known. However, the building occupants within the commercial land uses will include restaurants, recreation, and entertainment. Based on the facilities and uses that would be allowed at the Project site,

[50] Codified in California Health and Safety Code, Division 20, Chapter 6.5, Hazardous Waste Control.

hazardous materials (e.g., diesel fuel, lubricants, solvents, pesticides, janitorial and landscaping supplies, etc.) could be used during the course of daily operations at the Project site. It is possible that other hazardous materials also could be used during the course of daily operations at the Project site. In the event that hazardous materials, other than those common materials described above, are associated with future operations, the hazardous materials would only be stored and transported to and from the Project site. The residential components of the proposed Project would include small amounts of commercially available janitorial, pesticide, and landscaping supplies. Hazardous materials would be stored and used during project operation in compliance with the same regulations as during project construction. Additionally, the Riverside County Department of Environmental Health (RCDEH) implements the Hazardous Materials Business Plan (Business Plan) program future industrial and commercial land use occupants will be required to develop a Business Plan. The Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites.

If businesses that use or store hazardous materials occupy the future buildings on the Project site, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper transport, use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project would not pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Based on the foregoing information, potential hazardous materials impacts associated with long-term operation of the Project are regarded as less than significant after regulatory compliance.

### Level of Significance Before Mitigation

Potentially Significant.

### Mitigation Measures

**MM-HAZ-1: Disposal of Potentially Hazards and Non-Hazardous Dumped Items .** Prior to the issuance of grading permit, potentially hazardous dumped items scattered throughout the site (such as oil containers) and stained soils from residual oils shall be properly disposed of in accordance with the California Department of Industrial Relations, Division of Occupational Safety and Health regulations. Nonhazardous waste and debris (such as miscellaneous household and construction materials) shall be properly disposed in a permitted facility. The completion of the disposal of dumped items or other applicable abatement activities shall be documented by a qualified environmental professional(s) and submitted to the City for review with applications for issuance of grading permits to ensure compliance with this MM-HAZ-1.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.9 (b) Would the Project: | Significant and Unavoidable | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project handles a hazardous material or mixture containing a hazardous material (as defined in the Health and Safety Code §25501(o), see definition above in introduction) 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.

The project handles or stores hazardous materials in quantity equal to or greater than the amounts specified by Health and Safety Code §25507 ***and*** is located within designated 100- or 500-year flood zone.

## Plans, Policies, and Programs

PPPs 4.9-1 through 4.9-4 shall apply.

## Project Design Features

There are no PDFs apply to the Project impacts that are related to hazards and hazardous materials.

## Impact Analysis

### *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 is proposing development of residential and commercial uses which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Although residential and

commercial land uses may utilize household type 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, whereas any commercial operations would be required to implement PPP 4-9-1 if handling hazardous materials in quantities above the thresholds described in the Health and Safety Code Section 25507 (a) (1) through (6).

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.

*100- and 500-Year Zones*

According to the General Plan, the Project site is located outside of floodplains with the exception of the Day Creek Channel that bisects the site is within the 100 Year Flood Zone. This topic is discussed in more detail in Section 4.10 Hydrology and Water Quality.

Additionally, if future commercial tenants require the handles or stores hazardous materials in quantity equal to or greater than the amounts specified by Health and Safety Code §25507, PPPs 4.9-1 through 4.9-3 would apply and reduce potential impacts to less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

No mitigation is required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.9 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

### Plans, Policies, and Programs

**PPPs 4.9-1** through **4.9-4** shall apply.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to human remains.

### Impact Analysis

The Project site is located within one-quarter (0.25) mile from one existing school, the Little Steps Montessori Preschool which is located approximately 200-feet south of the southwestern corner of the site within the residential land use to the south of 63rd Street. 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 Before Mitigation

Less than significant with implementation of PPPs 4.9-1 through 4.9-4 impacts related to the Project's potentially hazardous emissions affecting persons at schools would be less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.9 (d) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project may have a significant impact if the project is located on a site that is included on a list of hazardous materials sites compiled according to Government Code §65962.5.

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 Resources Control Board (SWRCB)'s GeoTracker database.
- List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" Cease and Desist Orders (CDOs) and Cleanup and Abatement Orders and (CAOs) from the SWRCB.

- List of hazardous waste facilities subject to corrective action according to § 25187.5 of the Health and Safety Code, identified by DTSC.

### Plans, Policies, and Programs

**PPPs 4.9-1** through **4.9-4** shall apply.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to hazards and hazardous materials.

### 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 Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.9 (e) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

## Plans, Policies, and Programs

No plans, policies, or programs apply to project impacts related to airport hazards.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project related to airport hazards.

## Impact Analysis

### Airport Land Use Compatibility

There are no airports within two miles of the Project site. The nearest airport is the Riverside Municipal Airport located approximately 4.5 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, the site is located outside of the airport's compatibility and influence zones.

Additionally, the site is located approximately 6.5 miles west of the Flabob Airport. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the site is located outside of the airport's compatibility and influence zones.

As such, the Project will not result in a hazard for people residing or working in the Project area.

### Airport Noise

According to According to Maps *RI-3, Noise Compatibility Contours Riverside Municipal Airport* and *FL-3, Noise Compatibility Contours Flabob Airport,* the Project site is located outside the designated noise contours for the airports and thereby not expose residents of the Project to excessive noise levels.

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

Mitigation is not required.

## Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** 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 routes for emergency egress and regress (unless otherwise allowed by the Fire Department).

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts related to hazards, hazardous materials, and emergency plans. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.9-5** The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), 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.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project applicable to an adopted emergency plan or emergency evacuation plan.

## Impact Analysis

The emergency response plan in effect for the City of Jurupa Valley, the Riverside County Emergency Operations Plan (EOP), identifies County agencies and other agencies that would be involved in emergency responses; threat summaries and assessments; and procedures for responding agencies, in addition to procedures for continuity of government.

The City of Jurupa Valley Local Hazard Mitigation Plan (LHMP), issued in 2018 (City of Jurupa Valley, 2018), provides additional information on hazard assessments; hazard mitigation strategies; and resources available for emergency response and hazard mitigation. Unique hazards in the City of Jurupa Valley identified in the LHMP that are relevant to the Project site and abutting land are transportation hazards on I-15.

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 proposed Project would be required to maintain adequate access for emergency vehicles. Construction activities for the Project would be primarily confined to the Project site and would include off-site roadway improvements that comply with City

standards. During operation, the Project would not involve any activities that would impede public access or travel along the public right-of-way or interfere with an adopted emergency response or evacuation plan. Additionally, as shown on Figure 3.2-3, *Proposed Site Plan*, the Project provides multiple points of access for ingress and egress. The proposed Project would not substantially impede emergency response routes in the local area.

The Project would not include a land use that would constitute a potential hazard to the community (such as an airport, oil refinery, or chemicals plant), nor would it close any existing streets or otherwise represent a significant impediment to emergency response and evacuation of the local area. The Project would also comply with all applicable codes and ordinances for emergency access. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

Additionally, the Project's development and site plan have been reviewed by the City Engineering Department and Riverside County Fire Department for emergency access and plan consistency.

Therefore, no impact would occur.

### Level of Significance Before Mitigation

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

| Threshold 4.9 (g) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** The project is located within a "High" fire hazard zone per General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley.

### Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts related to hazards, hazardous materials, and wildland fires. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.9-5** shall apply.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to wildland fires.

### Impact Analysis

According to the General Plan[51], the Project site is not located within a high wildfire hazard area. Furthermore, the Project would be required to use drought tolerant, irrigated landscaping. Accordingly, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, no impacts would occur.

### Level of Significance Before Mitigation

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

## 4.9.8 Cumulative Impact Analysis

The area considered for cumulative impacts is the City and related projects. Hazards and hazardous waste impacts are typically unique to each site and do not usually contribute to cumulative impacts. Cumulative development projects would be required to assess potential hazardous materials impacts on the development site prior to grading. The Project and other cumulative projects would be required to comply with laws and regulations governing hazardous materials used and generated as described. Therefore, cumulative impacts related to hazards and hazardous materials would be less than significant after regulatory compliance.

As concluded under Threshold a, the Project's temporary construction activities would entail the storage, handling and use of hazardous substances; however, there would be no greater risk associated with the transport, use, disposal, or accidental release of these substances than would occur on any other similar construction site, and impacts would be less than significant. Similarly, any other developments in the Project vicinity proposing the construction of uses for the potential for use, storage, or transport of hazardous materials also would be required to comply with the same federal, State, and local regulations as the Project, which would preclude potential adverse impacts related to hazardous materials.

As concluded under Threshold b, operation of the proposed Project would be required to comply with all applicable federal, state, and local regulations to ensure the proper transport, use, or disposal of hazardous substances, which would ensure that operation of the Project would have a less than significant impact related to the release of hazardous materials into the environment. Nearby development similarly would be required to comply with all such regulations. Because the Project would not result in adverse impacts related to handling, transport, storage, and treatment of hazardous materials due to mandatory compliance with federal, state, and local regulations that require that minimum, adequate safety standards are met, there is no potential for a cumulative impact to occur related to hazardous materials, including under routine and accident conditions.

As concluded under Threshold c, the Project site is located within one-quarter (0.25) mile from one existing school, the Little Steps Montessori Preschool which is located approximately 200-feet south of the southwestern corner of the site within the residential land use to the south of 63rd Street. All storage, handling, transportation, and treatment hazardous or potentially hazardous materials would comply with

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

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. Therefore, the Project has no potential to combine with other development projects to result in substantial hazardous materials-related impacts within 0.25-mile of the Project site.

As indicated under Threshold d, because the Project site is not classified as a hazardous materials site, there is no potential for the Project to contribute to, or exacerbate, adverse environmental effects resulting from other hazardous materials sites in the Project vicinity.

As concluded under Threshold e, the Project site is not located within an Airport Influence Area. Accordingly, the Project would not result in an impact associated with air travel safety hazards or aircraft operations. Therefore, the Project has no potential to combine with other development projects to result in air travel safety hazards or aircraft operations impacts.

As concluded under Threshold f, the Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route; therefore, it has no potential to impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan and would result in no impact. Thus, the Project would have no effect on emergency access and there is no potential for the proposed Project to contribute to any cumulative impacts associated with emergency facilities or emergency evacuation routes.

As stated under Threshold g, the Project site is not located in a high wildland fire hazard area and would not increase the risk of wildfire hazards for adjacent land uses and would not result in a significant risk of loss, injury, or death involving wildland fires. As such, the Project would not be cumulatively considerable or contribute to any cumulative impact related to wildland fires.

# 4.10 Hydrology and Water Quality

## 4.10.1 Introduction

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

*Preliminary Drainage Study,* Madole & Associates, Inc., dated September 27, 2024, and is included as Appendix G.

*Preliminary Water Quality Management Plan (WQMP),* Madole & Associates, Inc., dated September 27, 2024, and is included as Appendix H

*Supplemental Preliminary Hydrology and Hydraulic Study,* Madole & Associates, Inc., dated August 8, 2024, and is included as Appendix I

*Letter of Map Revision Determination Document Case No. 13-09-2159P*, Federal Emergency Management Agency (FEMA), dated November 28, 2013, and is included as Appendix J.

*Water and Sewer "Will-Serve Letter",* Jurupa Community Services District*,* dated March 15, 2023, and is included as Appendix K.

Santa Ana RWQCB's *Santa Ana River Basin Water Quality Control Plan* (SARWQCB, 2022); and the *Upper Santa Ana River Integrated Regional Urban Water Management Plan (IRWMP)* for the Santa Ana River watershed prepared by the Santa Ana Watershed Project Authority (SAWPA) (SAWPA, 2020).

All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.10.2 Existing Conditions

### ***Regional Hydrology***

The Project site is located in the Santa Ana River watershed, approximately 1.4-miles north of the Santa Ana River in Jurupa Valley. The Santa Ana River watershed drains a 2,650 square-mile area. The Santa Ana River flows over 100 miles and drains the largest coastal stream system in Southern California. The Santa Ana River headwaters originate in the southern San Bernardino Mountains and the River runs southwesterly across San Bernardino, Riverside, and Orange Counties, where it discharges into the Pacific Ocean at the City of Huntington Beach. The total length of the Santa Ana River is 96 miles and with its major tributaries combined is approximately 700 miles. (SAWPA, 2020.)

### ***Site Hydrology***

#### Existing Drainage Conditions

The Drainage Study for the Project conducted by Madole & Associates; Inc. (Appendix

G) reviewed aerial topographic contours for the site area which indicate that the Project's unmitigated storm water runoff sheet flows across the existing surface towards an existing concrete Day Creek Channel (channel) that bisects the development site. The channel ultimately drains south into the Santa Ana River. A small portion of the storm water runoff from the site drains to the corner of Limonite Avenue and Wineville Avenue where it enters Lateral J-6, as described in the Riverside County Flood Control Day Creek Master Drainage Plan (MDP) and ultimately leads to Line J which directs flows to the existing 12'W x 6'H Caltrans RCB in 68th Street. (Madole, 2024)

### Proposed Drainage

During operations for the proposed Project, the site will maintain three drainage areas: one to the east of the existing channel, Subarea A, and two to the west, Subareas B & C. Stormwater runoff and nuisance flows will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention volume will be diverted to the existing Day Creek Channel for drainage areas A and B and to Lateral J-6 located in Wineville Avenue for drainage area C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater impacts.

### *Flood Hazards*

According to Federal Emergency Management Agency (FEMA), the western half of the Project site is located on Flood Insurance Rate Map (FIRM) No. 06065C0681G (effective August 28, 2008) within FEMA Flood Zone X (unshaded). Flood Zone X (unshaded) is correlated with "areas of minimal flood hazard" and is not considered a Special Flood Hazard Area. The Day Creek Channel which is bisecting the Project site is located on Letter of Map Revision (LOMR) 13-09-2159P (effective November 28, 2013) within a "1 pct annual chance flood discharge contained in structure". The eastern half of the Project site is located on Flood Insurance Rate Map (FIRM) No. 06065C0682H (effective September 12, 2024) within FEMA Flood Zone X (unshaded). Flood Zone X (unshaded) is correlated with "areas of minimal flood hazard."

The Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act, CWA) requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards due to excessive concentrations of pollutants are placed on a list of impaired waters pursuant to Section 303(d) of the CWA. The Project site's receiving waters include the Santa Ana Basin Area and Santa Ana River – Reaches 1, 2, and 3. The Santa Ana River – Reach 2 and 3 are included on the CWA's Section 303(d) list of impaired waters because of excessive concentrations of three (3) pollutants ("Pollutants of Concern"), including metals (copper), pathogens (indicator bacteria), and metals (lead) for Reach 3, and one (1) pollutant, pathogens for Reach 2. (Madole, 2024)

### *Groundwater*

Jurupa Community Services District (JCSD) is the water supplier for the Project and has prepared a 2020 Urban Water Management Plan adopted by JCSD Board of Directors on June 28, 2021, and deemed complete by the State Department of Water Resources (DWR) on April 25, 2022. JCSD's current sole source of water is local groundwater from the Chino Basin and the Riverside South Basin, both of which are adjudicated groundwater basins. JCSD does not directly rely on imported water, surface water, stormwater, or recycled water to supplement the water supply. The Project site is located entirely within the Chino Basin.

### *Seiches and Tsunami Hazards*

Seiches are standing waves oscillating in a body of water that are caused when strong winds and rapid changes in atmospheric pressure push water from one end of a water body to the other. When the wind stops, the water rebounds to the other side of the enclosed area. The water then continues to oscillate back and forth for hours or even days. In a similar fashion, earthquakes, tsunamis, or severe storm fronts may also cause seiches along ocean shelves and ocean harbors. Tsunamis are giant waves caused by earthquakes or volcanic eruptions under the sea. In the depths of the ocean, tsunami waves do not

dramatically increase in height, but as the waves travel inland, they build up to higher and higher heights as the depth of the ocean decreases (NOAA, 2018).

In and near the City of Jurupa Valley, there are no open reservoirs, lakes, or other large bodies of water; therefore, substantial impacts from seiches could not occur. The nearest bodies of water are Lake Matthews, which is located approximately 9.75 miles southeast of the Project site, and Lake Perris, which is located approximately 21 miles to the southeast of the Project site (Google Earth Pro, 2025); both of which are too far in distance to have a substantial effect on the Project site. The Project site is located more than 34 miles northeast of the Pacific Ocean; therefore, the potential for a tsunami to affect the Project site is also non-existent due to distance (Google Earth Pro, 2025).

### 4.10.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to hydrology and water quality.

### 4.10.4 Regulatory Framework

#### Federal Regulations

##### Clean Water Act

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972. Under the CWA, the Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for industry and also has set water quality standards for all contaminants in surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, unless a permit was obtained. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

#### State Regulations

##### Porter-Cologne Water Control Act

The Porter-Cologne Act is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water, as well as to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code § 13000 *et seq.*), the policy of the State is as follows:

- That the quality of all the waters of the State shall be protected;
- That all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason; and

- That the State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation.

The Porter-Cologne Act established nine Regional Water Boards (based on hydrogeologic barriers) and the State Water Board, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The State Water Board provides program guidance and oversight, allocates funds, and reviews Regional Water Boards decisions. In addition, the State Water Board allocates rights to the use of surface water. The Regional Water Boards have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The State Water Board and Regional Water Boards have numerous nonpoint source (NPS) related responsibilities, including monitoring and assessment, planning, financial assistance, and management.

The Regional Water Boards regulate discharges under the Porter-Cologne Act primarily through issuance of NPDES permits for point source discharges and waste discharge requirements (WDRs) for NPS discharges. Anyone discharging or proposing to discharge materials that could affect water quality (other than to a community sanitary sewer system regulated by an NPDES permit) must file a report of waste discharge. The Storm Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) can make their own investigations or may require dischargers to carry out water quality investigations and report on water quality issues. The Porter-Cologne Act provides several options for enforcing WDRs and other orders, including cease and desist orders, cleanup and abatement orders, administrative civil liability orders, civil court actions, and criminal prosecutions.

The Porter-Cologne Act also implements many provisions of the Clean Water Act, such as the NPDES permitting program. The Porter-Cologne Act also requires adoption of water quality control plans that contain the guiding policies of water pollution management in California. In addition, regional water quality control plans (basin plans) have been adopted by each of the Regional Water Boards and get updated as necessary and practical. These plans identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. The basin plans also contain implementation, surveillance, and monitoring plans. The Project site and vicinity are located in the Santa Ana River Watershed, which is within the purview of the Santa Ana RWQCB. The Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan is the governing water quality plan for the region.

## Regional Regulations

### Santa Ana River Basin Plan

The Water Quality Control Plan for the Santa Ana Basin (Basin Plan) establishes water quality objectives for surface waters and groundwater that are designated for beneficial uses. These water quality objectives are defined as the limits or levels of water quality constituents or characteristics for the reasonable protection of beneficial uses of water. Primarily through permitting, the RWQCB regulates discharges to surface and groundwater within the region, such that water quality standards are effectively met.

## Local Regulations

### City of Jurupa Valley General Plan

The specific policies outlined in the City's General Plan Open Space Element; Community Safety, Services, and Facilities Element; and Land Use Element, set forth goals and policies for water quality, water conservation, pollution control, and new development. The General Plan policies that are related to hydrology and water quality and apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11,** *Land Use and Planning***.**

### 4.10.5 Methodology

Information from the Project's preliminary WQMP (*Appendix H*), Hydrology and Hydraulic Study (*Appendix I)*, the City of Jurupa Valley General Plan, and FEMA Flood Insurance Rate Maps (FIRMs) was utilized in the analyses of the Project's potential impacts to hydrology and water quality. Hydrologic and hydraulic calculations were performed by Madole & Associates, Inc., (Madole) per the RCFC & WCD Rational Method and Unit Hydrograph. Madole prepared the Project's preliminary WQMP (*Appendix H*) in accordance with the requirements of the City of Jurupa Valley Water Quality Ordinance (Municipal Code Section 6.05) and Ordinance Number 2012-07.

### 4.10.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to hydrology and water quality. Based on these significance thresholds, a project would have a significant impact on hydrology and water quality if it would:

***a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

***b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

**Under the City's local significance threshold, the project would have significant effects if:** The project would conflict with an applicable Ground Water Management program as identified in the applicable Urban Water Management Plan.

***c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:***

*(i) Result in substantial erosion or siltation on- or off-site?*

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

*(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*

**Under the City's local significance threshold, the project would have significant effects if:** The project's drainage system is not designed to manage runoff from 10- and 100-year storm events.

(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?

**Under the City's local significance threshold, the project would have significant effects if:** 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.

(iv) Impede or redirect flood flows?
**Under the City's local significance threshold, the project would have significant effects if:** The project would impede or redirect flood flows in a manner that would adversely impact upstream of downstream properties.

**d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

**Under the City's local significance threshold, the project would have significant effects if: Not applicable.** 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.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, or Santa Ana Region Basin Plan.

### 4.10.7 Environmental Impact Analysis

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

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

### Plans, Policies, and Programs (PPPs)

These are existing regulatory requirements applied to the Project based on existing federal, State, or local laws which effectively reduce impacts to hydrology and water quality. The following apply to the Project and would reduce impacts on hydrology and water quality. These requirements are included in the Project's Mitigation Monitoring and Reporting Program (MMRP) 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 Municipal Separate Storm Sewer System (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.

## Project Design Features (PDFs)

PDFs applicable to the Project include compliance with the MS4 Permit.

**PDF 4.10-1** The Project-specific WQMP must be implemented throughout Project design, construction, operation, and maintenance.

**PDF 4.10-2** Stenciling ("No Dumping/Drains to Ocean") will be provided for public storm drain inlets on or adjacent to the Project site.

## Impact Analysis

### Construction Impacts (Water Quality Standards)

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

The Municipal Code Chapter 6.05.050 Storm Water/Urban Runoff Management and Discharge Controls requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities[52]. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

Compliance with the permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) 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.

Additionally, per **PPP 4.10-2** the Project owner would be required by the California SWRCB to obtain coverage under a General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ) for projects which will disturb one or more acres of soil during construction. The Construction General Permit requires potential dischargers of pollutants into waters of the U.S. and waters of the State of California (State) to prepare a site-specific SWPPP, which

[52] 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

establishes enforceable limits on discharges, requires effluent monitoring, designates reporting requirements, and requires construction BMPs to reduce or eliminate point and non-point source discharges of pollutants, including sediment resulting from erosion. BMPs must be maintained, inspected before and after each precipitation event, and repaired or replaced as necessary. After compliance with Construction General Permit Order 2009-0009-DWQ, potential violations of water quality standards or waste discharge requirements during Project construction would be a less than significant impact.

**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 proposed Project includes installation of landscaping throughout the Project site and current areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. In the proposed Project, the site will maintain three drainage areas: one to the east of the existing channel and two to the west. Storm water will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention volume will be diverted to the existing Day Creek Channel for drainage areas A and B and to Lateral J-6 located in Wineville Avenue for drainage area C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater impacts.

**Operational Impacts (Waste Discharge Requirements)**

To facilitate proper funding and management of sanitary sewer systems, the Jurupa Community Services District has adopted *Sewer System Management Plan*[53] (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary sewer systems. Additionally, the SSMP contains a spill response plan that establishes standard procedures for immediate response to a sanitary sewer overflow in a manner designed to minimize water quality impacts and potential nuisance conditions. By connecting to the Jurupa Community Services District (JCSD) sewer system, the Project will not violate any waste discharge requirements. The JCSD has supplied a "Will Serve Letter" dated March 15, 2023 (Appendix K). Thus, adequate resources for sewer services are available for the Project.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

[53] https://www.jcsd.us/yourdistrict/wastewater/

| Threshold 4.10 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project would conflict with an applicable Ground Water Management program as identified in the applicable Urban Water Management Plan.

## Plans, Policies, and Programs

There are no PPPs that are related to groundwater supply/recharge.

## Project Design Features

There are no PDFs applicable to the topic of groundwater supply/recharge.

## Impact Analysis

### *Groundwater Supplies*

According to the Water and Sewer "Will-Serve Letter" issued for the Project (Appendix K), water service will be provided to the Project by the Jurupa Community Services District (JCSD). The district's wells are located within the Chino Ground Water Basin.

Percolation is just one of several sources of groundwater recharge for the Chino Basin. The Project would include the installation of a subsurface infiltration basins and landscaping, which would promote natural infiltration on the Project site. Based on the size of the Project site in relation to the size of the groundwater basin and the design features proposed by the Project to allow percolation, implementation of the Project would result in incremental changes to local percolation and would not result in substantial adverse effects to local groundwater recharge.

The water demand projections in the JCSD's 2020 UWMP included the Project site existing land use and zoning and assumed 22 acres of Medium High Density Residential and 14 acres of Commercial. The proposed Project includes 29 acres of Medium High Density Residential and 4 acres of Commercial. Based on that assumption, the potable water demand was accounted for in the 2020 UWMP. **Table 4.10-1** Current Site Land Use and Proposed Land Use Water Demand Estimates provides details on the decrease in water demand as projected in the JCSD's 2020 UWMP. Commercial water estimates are based on JCSD's commercial demand factor of 8,100 gallons per day (gpd) / gross acre and MHDR demand factor of 3,000 gpd/gross acre.

The Basin is adjudicated, which means if JCSD extracts water that exceeds the safe yield (i.e., the rate at which groundwater can be withdrawn without causing long-term decline of water levels), JCSD may incur a replenishment 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.

**Table 4.10-1 Current Site Land Use and Proposed Land Use Water Demand Estimates**

| Land Use | Commercial Demand (gpd) | Residential Demand (gpd) | Total Demand (gpd) |
|---|---|---|---|
| Existing Land Use<br>14 acres Commercial &<br>22 acres MHDR. | 113,400 | 66,000 | 179,400 |
| Proposed Land Use<br>10 acres commercial &<br>29 acres MHDR. | 32,400 | 87,000 | 119,400 |

### *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 Before Mitigation

Less than significant.

## Mitigation Measures

No mitigation required.

## Level of Significance After Mitigation

Less than significant.

| Threshold 4.10 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:**

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

(ii) The project's drainage system is not designed to manage runoff from 10- and 100-year storm events.

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

(iv) The project would impede or redirect flood flows in a manner that would adversely impact upstream of downstream properties.

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding human remains. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.10-1 through 4.10-3** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

## Project Design Features

**PDFs 4.10-1 and 4.10-2** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

## Impact Analysis

### Existing Condition

In its existing condition, the site's unmitigated storm water runoff sheet flows to the existing concrete channel (Day Creek Channel), with a small portion of the storm water runoff draining to the corner of Limonite Avenue and Wineville Avenue and ultimately conveyed to Lateral J-6 in Wineville Avenue.

**Proposed Condition**

During operations for the proposed Project, the site will maintain three drainage areas: one to the east of the existing channel and two to the west. Storm water will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention volume will be diverted to the existing Day Creek Channel for drainage areas A and B and to Lateral J-6 located in Wineville Avenue for drainage area C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater impacts.

### *(i) Erosion and Siltation*

Development of the Project would alter existing ground contours of the Project site and would increase the impervious surface area on the site, both of which would result in changes to the existing drainage patterns of the Project site. Per the Project's Conceptual Grading Plan, the Project site would be graded in a manner that approximates the site's existing topographic conditions. The grading ensures that the gradient of the proposed surface would allow the Project to provide adequate slopes for streets to meet street design criteria and to provide flood protection for the future building pads within the Project site.

Although the Project would alter the Project site's interior drainage patterns, such changes would not result in substantial erosion or siltation on- or off-site. Pursuant to City of Jurupa Valley Municipal Code Section 8.70.060, the Project's construction contractor would be required to implement an erosion control plan to minimize water- and windborne erosion during construction activities. Furthermore, implementation of SWPPP requirements including site-specific BMPs, as required by PPP 4.7-3 discussed in Section 4.7, Geology and Soils, would ensure no substantial erosion would occur and runoff from the Project site would be similar to existing conditions.

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

### *(ii) Stormwater Runoff*

The site will maintain three drainage areas, one to the east of the existing channel, Subarea A (eastern residential area), and two to the west, Subareas B (western residential area) & C (commercial area). Stormwater runoff and nuisance flows from the drainage areas will sheetflow and gutterflow to various curb opening and drop inlets throughout the site. Underground storm drain will then route flows to underground infiltration systems in Subareas A and B and to a hydrodynamic separator to remove trash, debris, oils, and other pollutants in Subarea C. The infiltration systems are designed to retain a volume based on the 100-year flow rates as they are infiltrated into the soils below. Any flows exceeding the site-specific water quality retention volumes for Subareas A & B will be diverted to the existing Day Creek Channel. Flows from Subarea C as well will be diverted to the existing Storm Drain Lateral J-6. As such, the Project is designed to contain the 10-year, and 100-year storm events and impacts will be less than significant.

### *(iii) Stormwater Discharge System Capacity & Polluted Runoff*

Storm Drain Lateral J-6 has an allowable 36.0 cubic feet per second (cfs) storm flow for the Project. The Project's 100-year storm event flows from Subarea C to J-6 have been calculated at 14.1 cfs, therefore implementation of the Project would not exceed the Line J storm drain system capacity. The Day Creek Channel has an allowable 50.03 cfs storm flow doe the Project. Runoff from Subarea B has been calculated at 19.30 cfs and Subarea A has been calculated at 30.73 cfs for a combined total of 50.03 cfs. Flows from Subareas B and C will be diverted to onsite infiltration systems designed for the 100-year storm event and only flows exceeding the 50.03 cfs storm flow would be diverted to the Day Creek Channel, therefore implementation of the Project would not exceed the Day Creek Channel allowed capacity

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

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

### *(iv) Flood Flows*

According to Federal Emergency Management Agency (FEMA), the western half of the Project site is located on Flood Insurance Rate Map (FIRM) No. 06065C0681G (effective August 28, 2008) within FEMA Flood Zone X (unshaded). Flood Zone X (unshaded) is correlated with "areas of minimal flood hazard." The Day Creek Channel which is bisecting the Project site is located on Letter of Map Revision (LOMR) 13-09-2159P (effective November 28, 2013) within a "1 pct annual chance flood discharge contained in structure". The eastern half of the Project site is located on Flood Insurance Rate Map (FIRM) No. 06065C0682H (effective September 12, 2024) within FEMA Flood Zone X (unshaded). Flood Zone X (unshaded) is correlated with "areas of minimal flood hazard."

The results of the Hydrology and Hydraulic Study determined that the proposed onsite storm drain systems and infiltration basins would provide 100-year flood protection. The Project site would be graded in a manner that approximates the site's existing topographic conditions and provides adequate slopes to provide flood protection for the future building pads within the Project site. The Project would be designed to ensure that peak flood volumes and flows would be equivalent to that of the designed capacity of the existing storm drain system. Therefore, impacts would be less than significant, and no mitigation is required.

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

Mitigation is not required.

## Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects 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.

## Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts related to the risk of pollutant risk due to inundation. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.10-1 through 4.10-3** as set forth in Threshold a, are relevant to Project impacts regarding flooding and resultant pollution.

## Project Design Features

**PDFs 4.10-1 and 4.10-2** as set forth in Threshold a, are relevant to Project impacts regarding flooding and resultant pollution.

## Impact Analysis

The Project site is not located within a flood hazard zone. According to Federal Emergency Management Agency (FEMA), the western half of the Project site is located on Flood Insurance Rate Map (FIRM) No. 06065C0681G (effective August 28, 2008) within FEMA Flood Zone X (unshaded). Flood Zone X (unshaded) is correlated with "areas of minimal flood hazard." The Day Creek Channel which is bisecting the Project site is located on Letter of Map Revision (LOMR) 13-09-2159P (effective November 28, 2013) within a "1 pct annual chance flood discharge contained in structure". The eastern half of the Project site is located on Flood Insurance Rate Map (FIRM) No. 06065C0682H (effective September 12, 2024) within FEMA Flood Zone X (unshaded). Flood Zone X (unshaded) is correlated with "areas of minimal flood hazard."

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. According to the California Department of Conservation, California Official Tsunami Inundation Maps[54], the site is not located within a tsunami inundation zone.

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. The Project would not be at risk from a seiche because there is no water body in the area of the Project site capable of producing a seiche.

The Project would be designed to ensure that peak flood volumes and flows would be equivalent to that of the designed capacity of the existing storm drain system. Accordingly, implementation of the Project would not risk release of pollutants due to inundation. Impacts would be less than significant.

[54] 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 March 3, 2025.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

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

**Under the City's local significance threshold, the project would have significant effects if:** The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls or Santa Ana Region Basin Plan.

### Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs regarding implementation of a water quality control plan or sustainable groundwater management plan. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.10-1 through 4.10-3** as set forth in Threshold a, are relevant to Project impacts regarding water quality.

### Project Design Features

**PDFs 4.10-1 and 4.10-2** as set forth in Threshold a, are relevant to Project impacts regarding water quality.

### Impact Analysis

As discussed in Threshold a above, the Project site is located within the Santa Ana River Basin. Project-related construction and operational activities would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan by preparing and adhering to a SWPPP and WQMP, and by installing and maintaining the on-site stormwater infrastructure that is designed to minimize impacts associated with water quality and polluted runoff from the Project site. Implementation of the Project would not conflict with or obstruct the Santa Ana River Basin Water Quality Control Plan and impacts would be less than significant and no mitigation is required.

The Project site is located within the Chino Basin which was adjudicated in 1978 by the San Bernardino County Superior Court. Adjudicated basins, like the Chino Basin 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 Sub-basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Chino Basin. As such, the

Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.10.8 Cumulative Impact Analysis

#### Cumulative Impacts

The cumulative impact analysis considers potential hydrology and water quality effects of the Project in conjunction with other development projects in the vicinity of the Project site as well as other projects located in the Santa Ana River Basin and the Upper Santa Ana Valley Groundwater Basin. The analysis of potential cumulative impacts to hydrology and water quality is divided into six general topics of discussion by combining the Thresholds of Significance (listed above) into groupings of like topics, as follows: water quality (Thresholds a and e); groundwater supply and recharge (Threshold b); erosion and siltation (Threshold c); flood hazards (Thresholds c); stormwater drainage system capacity (Threshold c); and other hazards (Threshold d).

#### Water Quality

Project construction and the construction of other projects in the cumulative study area would have the potential to contribute waterborne pollution, including erosion and sedimentation, to the Santa Ana River Watershed. As discussed above in Thresholds a and e, pursuant to the requirements of the State Water Resources Control Board and the Santa Ana RWQCB, all construction projects that disturb one (1) or more acre of land area are required to obtain a NPDES permit and obtain coverage for construction activities. In order to obtain coverage, an effective site-specific SWPPP is required to be developed and implemented. The SWPPP must identify potential on-site pollutants and identify an effective combination of erosion control and sediment control measures to reduce or eliminate discharge of pollutants to surface waters. In addition, the Project Applicant and all cumulative developments in the Santa Ana River Basin would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Program, which establishes water quality standards for ground and surface waters of the region. Compliance with these mandatory regulatory requirements, would ensure that development projects within the Santa Ana River watershed, including the proposed Project, would not contribute substantially to water quality impairments during construction; therefore, the Project would not contribute to a cumulatively considerable impact.

Operational activities on the Project site would be required to comply with the Project's Preliminary WQMP to minimize the amount of waterborne pollution discharged from the site. Other development projects within the watershed would similarly be required by law to prepare and implement site-specific WQMPs to ensure that runoff does not substantially contribute to water quality violations. Accordingly, operation of the Project would not contribute to cumulatively considerable water quality effects.

**Groundwater Supply and Recharge**

As discussed above in Threshold b, although the proposed Project would increase impervious surface coverage on the site, the Project incorporates permeable landscape areas and other design features that would allow some surface runoff to infiltrate into the groundwater basin. Also, as previously noted, the City is underlain by groundwater resources associated with the Upper Santa Ana Valley, Riverside-Arlington Sub-basin. However, impacts to groundwater recharge would be incremental and insignificant based on the small size of the Project site in relation to the size of the groundwater basin and the design features proposed by the Project to allow percolation. Furthermore, no groundwater wells would be installed on the Project site as part of the Project's implementation. For these reasons, the proposed Project would not result in cumulatively considerable impacts associated with the depletion of groundwater supplies or substantial interference with sustainable groundwater recharge. (Also refer to Section 4.18, *Utilities and Service Systems* for additional discussion on water supply).

**Erosion and Siltation**

Construction of development projects within the Santa Ana River Watershed would alter existing ground contours throughout the basin, which would result in changes to the basin's existing drainage patterns. As discussed above in Threshold (c), development projects, including the proposed Project, would be required to comply with federal, State, and local regulations to minimize stormwater pollution during construction (including erosion and siltation). Accordingly, grading plans would be required to be designed to preclude undue soil erosion and development projects would be required to prepare and implement SWPPPs and WQMPs to ensure that substantial soil erosion and/or sedimentation would not occur during temporary construction conditions or long-term operating conditions. Because the Project, and all other developments throughout the Santa Ana River Watershed would need to comply with applicable federal, State, and local regulations, substantial cumulative erosion and/or siltation would not occur.

**Flood Hazards**

Construction of the Project and other development projects within the Santa Ana River Watershed would be required to comply with federal, State, and local regulations and applicable regional and local master drainage plans in order to mitigate flood hazards both on- and off-site. As discussed above in Threshold c, compliance with federal, State, and local regulations and applicable drainage plans would require development sites to be protected from flooding during peak storm events (i.e., 100-year storm) and also would not allow development projects to expose downstream properties to increased flooding risks during peak storm events. In addition, future development proposals within the Santa Ana River Watershed would be required to prepare hydrologic and hydraulic calculations, subject to review and approval by the responsible City/County Engineer, to demonstrate that substantial on- and/or off-site flood hazards would not occur. As discussed under the response to Threshold (c), the Project is designed to ensure that peak flood volumes and flows are less than that of the designed capacity of the existing storm drain system. Because the Project and all other developments throughout the Santa Ana River Basin would need to comply with federal, State, and local regulations to ensure that stormwater discharges do not substantially exceed existing volumes or exceed the volume of available conveyance infrastructure, a substantial cumulative impact related to flood hazards would not occur.

Additionally, the Project site is not located within a special flood hazard area subject to inundation by the 1-percent annual flood (i.e., 100-year floodplain). Accordingly, development on the Project site would have no potential to impede or redirect flood flows within a 100-year floodplain and no cumulatively considerable impact would occur.

**Stormwater Drainage System Capacity**

As discussed above in Threshold c, the designed capacity of the existing storm drain system contains adequate capacity to accommodate all Project runoff; therefore, impacts to the existing stormwater drainage system capacity would be less than cumulatively considerable.

**Other Hazards**

As discussed above in Threshold d, the Project site is not located within an inundation area associated with seiches, tsunamis, or flooding. The Project has no potential – on either a direct or cumulative level – to result in adverse water quality effects due to inundation.

# 4.11 Land Use and Planning

## 4.11.1 Introduction

The following analysis is based on information obtained from the City of Jurupa Valley General Plan (City of Jurupa Valley, 2017a); the City of Jurupa Valley Municipal Code (City of Jurupa Valley); and SCAG's 2024-2050 RTP/SCS (Connect SoCal 2024) (SCAG, 2024a). All references used in this Subsection are listed in EIR Section 7.0, *References*.

## 4.11.2 Existing Conditions

### ***Project Site***

The Project site area is approximately 33 acres disturbed/undeveloped land in the City of Jurupa Valley, Riverside County. From a regional perspective the Project is located in the southwestern portion of the City of Jurupa Valley, to the east of the City of Eastvale, and to the north of the City of Norco.

Interstate 15 (I-15) is located approximately 0.5 miles west of the Project site, State Route 60 (SR-60) is located approximately 3 miles north of the Project site, and SR-91 is located approximately 9.7 miles east of the Project site. At the local scale, the Project site is located at the southeast intersection of Limonite Avenue and Wineville Avenue. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east.

### ***Surrounding Land Uses***

On-site and surrounding land uses are shown in Figure 4.11-1, *Onsite and Adjacent Land Uses, General Plan Designations, and Zoning Classifications*, and are described below.

- **North:** The area immediately north of the Project site is under the jurisdiction of the City and is designated as Country Neighborhood (LDR) and zoned as Residential Agricultural (R-A). The development located to the north of the Project site are single-family residential developments.
- **East:** The area immediately east of the Project site is under the jurisdiction of the City and is designated as Commercial Retail (CR) and zoned as General Commercial (C-1/C-P). The developments located east of the Project site include Dollar Self Storage, Stater Brothers Market and a commercial strip mall.
- **South:** The area immediately south of the Project site is under the jurisdiction of the City and is designated as Country Neighborhood (LDR) and zoned as Light Agricultural (A-1). The developments located south of the Project site include Park and Ride and commercial development.
- **West:** The area immediately west of the Project site is under the jurisdiction of the City of Jurupa Valley and is designated as Medium Density Residential (MDR) and zoned as One Family Dwellings (R-1). The development located to the west of the Project site are single-family residential developments followed by commercial/retail along Pats Ranch Road.

**Table 4.11-1 Onsite and Adjacent Land Uses, General Plan Land Use Designations and Zoning Classifications**

| Location | Current Land Use | General Plan Land Use Designation | Zoning |
|---|---|---|---|
| Site | Vacant | MHDR (Medium High Density Residential)[1]<br>CR (Commercial Retail)[2] | PUD-01 (Planned Residential Development Zone)[1]<br>C-1/C-P (General Commercial) |
| North | Limonite Avenue followed by Single-Family Residential | LDR (Country Neighborhood) | R-A (Residential Agricultural) |
| South | 63rd Street followed by Single-Family Residential | LDR (Country Neighborhood) | A-1 (Light Agriculture with Poultry) |
| East | Commercial | CR (Commercial Retail) | C-1/C-P (General Commercial) |
| West | Wineville Avenue followed by Single-Family Residential | MDR (Medium Density Residential) | R-1 (One (1) Family Dwellings) |

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

*[1] Western portions of both parcels is designated CR with the eastern portions designated MHDR. The eastern portion of parcel 157-250-011 is zoned C-1/C-P while the remainder and all of 157-250-013 is zoned PUD-01.*

### 4.11.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to land use and planning.

### 4.11.4 Regulatory Framework

The regulatory framework as it applies to the Project is described as follows:

#### Regional Regulations

##### Southern California Association of Governments

SCAG's Regional Council approved the most recent Connect SoCal 2024 – The 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) which demonstrates how the region will achieve the GHG emissions reduction targets set by CARB (See Section 4.8, *Greenhouse Gas Emissions*). Connect SoCal 2024 presents strategies and tools that are consistent with local jurisdictions' land use policies and incorporates best practices for achieving the state-mandated reductions in GHG emissions at the regional level through reduced per-capita vehicle miles traveled (VMT). Connect SoCal 2024 is not designed to dictate or supersede local actions and policies, but rather to lay out a path to achieving regional goals set by SCAG's Regional Council. The Project's consistency with the Connect SoCal 2024 is discussed below.

### Local Regulations

#### City of Jurupa Valley General Plan

The Jurupa Valley General Plan provides a source of information and a policy framework for the future through appropriate goals, policies and programs serves as a decision-making tool to guide growth and development. The 2017 General Plan was adopted in September 2017 and consists of a series of state mandated and optional elements to direct the City's physical, social, and economic growth. Elements within the City of Jurupa Valley General Plan include Land Use; Mobility; Conservation and Open Space; Housing; Air Quality; Noise; Community Safety, Services and Facilities; Environmental Justice; Healthy Communities; and Economic Sustainability Elements.

The policies in each of the elements that are relevant to the Project are evaluated in **Table 4.11-2**, *General Plan Consistency Analysis*, which analyzes the Project's consistency with these policies.

#### City of Jurupa Municipal Code

The Jurupa Valley Municipal Code ordinances governing land use and development are set forth in Titles 7, Subdivision 8, Building and Construction; Subdivision 9, Planning and Zoning; and Subdivision 12, Vehicles and Traffic.

## 4.11.5 Methodology

This analysis focuses on determining if the construction and operation of the Project would physically divide an established community or would 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. Pursuant to the City of Jurupa Valley Environmental Review Guidelines and Thresholds of Significance, August 20, 2020, project consistency was determined for the following plans:

- City of Jurupa Valley General Plan
- City of Jurupa Valley Municipal Code
- South Coast Air Quality Management District's Final 2022 Air Quality Management Plan
- California Air Resources Board Scoping Plan
- Western Riverside County Multiple Species Habitat Conservation Plan
- Santa Ana Regional Water Quality Control Board's Santa Ana Region Basin Plan
- SCAG 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal 2024)

Consistency with the Air Quality Management Plan is addressed in Section 4.2, *Air Quality*; consistency with the Multiple Species Habitat Conservation Plan is addressed in Section 4.3, *Biological Resources*; consistency with the Santa Ana Region Basin Plan is addressed in Section 4.9, *Hydrology and Water Quality; and* the Air Resources Board Scoping Plan is addressed in Section 4.7, *Greenhouse Gas Emissions.*

## 4.11.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance

thresholds related to land use and planning. Based on these significance thresholds, a project would have a significant impact on land use and planning if it would:

***a) Physically divide an established community.***

**Under the City's local significance threshold, the project would have significant effects if:** The project involves the construction of a new freeway, highway, or roadway or proposes the construction of any physical feature that would impede the connectivity between parts of a cohesive neighborhood or community.

***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.*

**Under the City's local significance threshold, the project would have significant effects if:** The project conflict with any land use plan that is related to an environmental issue under CEQA and the project's conflicts result 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.

## 4.11.7 Environmental Impact Analysis

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

**Under the City's local significance threshold, the project would have significant effects if:** The project involves the construction of a new freeway, highway, or roadway or proposes the construction of any physical feature that would impede the connectivity between parts of a cohesive neighborhood or community.

### Plans, Policies, and Programs (PPPs)

There are no PPPs that are related to land use and planning.

### Project Design Features (PDFs)

There are no PDFs that are related to land use and planning.

### Impact Analysis

The Project site is located approximately 0.5 miles east of Interstate 15 (I-15), approximately 3 miles south of State Route 60 (SR-60), and 9.7 miles north of SR-91. Residential land uses are located to the north, south, and west of the Project site with commercial to the east. The Project area is generally characterized

by residential and commercial land uses. The Project site is bounded by roadways and existing residential and commercial development and is designated for residential and commercial retail uses; implementation of the Project represents a logical expansion of residential and commercial land uses to the Project site.

The Project site is adjacent to Limonite and Wineville Avenues and would not restrict access to or from the existing surrounding residences and commercial uses. Additionally, the Project does not propose any major infrastructure that would create physical barriers or restrict mobility in the area. Moreover, the Project would not involve the construction of 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. Implementation of the Project would result in no impacts associated with the physical division of an established community; development of the Project site with residential uses would not physically divide an established community.

### Level of Significance Before Mitigation

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

| Threshold 4.11 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project conflicts with any land use plan that is related to an environmental issue under CEQA, and the project's conflicts result 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.

### Plans, Policies, and Programs

PPP's that are applicable to the project are identified in Sections 4.2, *Air Quality*, 4.3 *Biological Resources*, 4.7, *Greenhouse Gas Emissions*, 4.8, *Hazards and Hazardous Materials*, and 4.9, *Hydrology and Water Quality.*

## Project Design Features (PDFs)

There are no PDFs that are applicable to the project related to land use and planning.

## Impact Analysis

This EIR analyzes the physical environmental effects associated with all components of the Project, including Project construction and operation. Governmental approvals requested from the City of Jurupa Valley include General Plan Amendment (GPA) No. 22006, Change of Zone (CZ) No. 220013, Tentative Tract Map (TTM) No. 38541, and Site Development Permit (SDP) No. 22072.

The land use plans, policies, and regulations applicable to the Project for purposes of determining if the Project would cause a significant environmental effect due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect include the City's General Plan and Municipal Code and SCAG's 2024-2050 RTP/SCS (Connect SoCal 2024). The Project's compatibility with each of these plans, policies, and regulations is discussed below.

South Coast AQMD is responsible for comprehensive air pollution control within the Basin and prepares the AQMP for the Basin. The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and State air quality standards. The Project's consistency with the South Coast AQMD's 2022 AQMP is analyzed under Threshold "a" in Section 4.3, *Air Quality*, of this EIR.

The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to special-status species and associated native habitats. The Project's consistency with the MSHCP is analyzed under Threshold "f" in Section 4.4, *Biological Resources*, of this EIR.

CARB approved the most recent scoping plan update in December 2022. CARB's 2022 Scoping Plan lays out a sector-by-sector roadmap for California to achieve carbon neutrality by 2045 or earlier, outlining a technologically feasible, cost-effective, and equity-focused path to achieve the state's climate target. The Project's consistency with CARB's 2022 Scoping Plan is analyzed under Threshold "b" in Section 4.8, *Greenhouse Gas Emissions*, of this EIR.

Additionally, the Project's consistency with the Santa Ana Region Basin Plan is addressed in Section 4.10, *Hydrology and Water Quality,* and consistency with the Airport Land Use Compatibility Plan for either Flabob Airport or Riverside Municipal Airport is addressed in Section 4.9, *Hazards and Hazardous Materials*, of this EIR.

### ***General Plan Consistency Analysis***

The City of Jurupa Valley General Plan Land Use Element contains goals and policies for land use that reflect the values and unique characteristics of the City of Jurupa Valley. The Project's consistency with applicable goals and policies is provided in **Table 4.11-2**. As shown below, the proposed Project would be consistent with the City's General Plan.

## Table 4.11-2 General Plan Consistency Analysis

| Policy | Consistency Analysis |
|---|---|
| **AESTHETICS** | |
| **COS 9.1 Protect scenic resources**, especially skylines, undeveloped ridgelines, rocky hillsides, river view corridors, and outstanding scenic vistas not designated for urban uses from development and maintain those resources in their current patterns of use. | **Consistent:** As detailed in Section 4.1, Aesthetics, there are no scenic resources located within proximity to the Project Site. Development of the Project would not substantially block public views of the San Gabriel Mountains, Santa Ana Mountains, Pedley Hills, Jurupa Mountains and the Santa Ana River, due to distance, topography, and intervening development.<br>With implementation of the combination of building setback lines and building heights, the partial views to the Jurupa Mountains, Pedley Hills, and Mount Rubidoux would still be publicly available from the Project site post development.<br>Public views of the Santa Ana River are already blocked due to distance, topography, and intervening development.<br>Accordingly, the Project would not interfere with the City's efforts to protect scenic resources. |
| **COS 9.4 View Protection in New Development**. The City will include in all environmental review and carefully consider effects of new development, streets and road construction, grading and earthwork, and utilities on views and visual quality. | **Consistent:** Refer to analysis for Policy COS 9.1 |
| **COS 10.1 Outdoor Lighting**. Require outdoor lighting to be shielded and prohibit outdoor lighting that:<br>1. Operates at unnecessary locations, levels, and times<br>2. Spills onto areas off-site or to areas not needing or warranting illumination<br>3. Includes lighting frequencies (colors) that interfere with astronomical viewing<br>4. Produces glare (intense line-of-site contrast) | **Consistent:** As detailed in Section 4.1, Aesthetics, 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. These regulations require all exterior lighting fixtures to be directed downward to illuminate the site and avoid unnecessary glare and light pollution on adjacent properties. |
| **COS 10.2 New Residential Development and Remodeling Projects.** Require development projects and major remodel projects to minimize light pollution and trespass while enhancing safety and aesthetics. | **Consistent:** Refer to the analysis for COS 10.1. |
| **COS 10.4 Commercial and Industrial Buildings**. Require that site lighting for commercial and industrial uses is unobtrusive and constructed or located so that only the intended area is illuminated, off-site glare is prevented, and adequate safety is provided. | **Consistent:** Refer to the analysis for COS 10.1. |
| **HE 4.2 Design Compatibility.** Higher density housing should maintain high quality standards for unit design, privacy, security, | **Consistent:** The proposed project plans were reviewed by the Community Development Department for consistency with the |

| Policy | Consistency Analysis |
|---|---|
| on-site amenities, and public and private open space. Such standards should be flexible enough to allow innovative and affordable design solutions and shall be designed to enhance prevailing neighborhood architectural and site character. | applicable zoning, design standards, and other regulations governing scenic quality to promote compatibility. |
| **HE 4.3 Neighborhood Integration.** New neighborhoods should be an integral part of an existing neighborhood or should establish pedestrian, bicycle, and, where appropriate, equestrian linkages that provide direct, convenient, and safe access to adjacent neighborhoods, schools, parks, and shopping. | **Consistent:** The Project is proposing a network of pedestrian and equestrian trails. The pedestrian sidewalks and trails will run the perimeter of the Project site as well as the interior. The equestrian trails will run along the south side of 63rd Street and Wineville Avenue and includes an equestrian/pedestrian bridge over the Dry Creek Channel with connections to the existing equestrian trail on Limonite Avenue and Wineville and Lucretia Avenues. Additionally, bus turnouts will be included in the improvements along Limonite Avenue. |
| **LUE 9.7 Grading.** Limit grading, cut, and fill to the minimum quantities necessary to provide stable areas for structural foundations, street rights of way, parking facilities, and other intended uses. | **Consistent:** Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and stability and shall include appropriate measures to control erosion and dust as per the Grading Plan. |
| **(LUE 11.18 Crime Prevention.** Require that development projects consider public safety and "defensible space" in their design through the appropriate use of building windows, entries, landscaping, and site lighting that is designed for efficiency and to reduce glare and "light spillage" across property lines.) | **Consistent:** The proposed project plans were reviewed by the Community Development, Engineering, and Public Works, Departments, as well as by the Riverside County Sheriff and CalFire for consistency with the applicable zoning, design standards, and other regulations governing lighting and safety as well as promote compatibility. The level of on-site lighting as well as lighting fixtures shall comply with any and all applicable requirements and policies of the City of Jurupa Valley. |
| **AGRICULTURAL AND FORESTRY RESOURCES** | |
| **COS 4.2 Agricultural Land Conversion.** Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion. | **Consistent:** As discussed in Subsection 4.2, Agricultural and Forestry Resources, of this EIR the Project site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown in General Plan Figure 4.3. |
| **AIR QUALITY** | |
| **AQ 2.1 Site Plan Designs.** Require City land use planning efforts and site plan designs to protect people, and land uses sensitive to air pollution, using barriers and/or distance from emissions sources, and protect sensitive receptors from polluting sources, wherever possible. | **Consistent:** The Project is designed to minimize the interaction between truck trips and passenger vehicles entering the commercial area from the residential area. Additionally, there is a 165-foot buffer (parking lot and internal street), and barrier wall proposed between the closest commercial structure and residential use. |
| **AQ 2.2 Pollution Control Measures**. Strongly encourage the use of pollution control measures such as landscaping, vegetation and other materials that trap particulate matter or control pollution. | **Consistent:** As shown in Appendix P, Conceptual Landscape Master Plan, the Project includes landscaping along the Project's frontage, parking areas, and entryways. |

| Policy | Consistency Analysis |
|---|---|
| **AQ 3.4 Emissions Mitigation**. Require every project to mitigate any of its anticipated emissions that exceed allowable levels as established by the SCAQMD, the US EPA, and CARB, to the greatest extent possible. | **Consistent:** As discussed in Section 4.3, Air Quality, the Project would not result in any exceedance of the City's or SCAQMD emissions thresholds during construction or operation of the Project. |
| **AQ 3.6 Grading in High Winds**. Suspend all grading when wind speeds exceed 25 miles per hour. | **Consistent:** This requirement is part of SCAQMD Rule 403-Fugitive Dust, Table 3. |
| **AQ 4.2 Particulate Matter.** Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights of way, and off-road vehicles to the maximum extent possible | **Consistent**: The Project will comply with all pertinent provisions of SCAQMD Rule 403. |
| **BIOLOGICAL RESOURCES** | |
| **COS 1.2 Protection of Significant Trees.** Protect and preserve significant trees, as determined by the City Council upon the recommendation of the Planning Commission. 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. | **Consistent:** As discussed in Section 4.4, Biological Resources there are no significant trees or vegetation on the site. |
| **COS 1.3 Other Significant Vegetation.** Maintain and conserve superior examples of vegetation, including agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value. | **Consistent:** The majority of the Project area has been cleared and is devoid of significant vegetation. As discussed in Section 4.4, Biological Resources there are no significant trees or vegetation on the site. |
| **COS 2.2 Wildlife Corridors**. Identify and maintain a continuous wildlife corridor along the City's northern boundary through the Jurupa Mountains and along the Santa Ana River from the northern boundary to the City's western boundary. Condition development approvals to ensure that important corridors for wildlife movement and dispersal are protected and not interrupted by walls, fences, roadways or other obstructions. Features of particular importance to wildlife include riparian corridors, wetlands, streams, springs, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas. | **Consistent:** As discussed in Section 4.4, Biological Resources 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. |

| Policy | Consistency Analysis |
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| **COS 2.3 Biological Reports.** Require the preparation of biological reports to assess the impacts of development and provide mitigation for impacts to biological resources when reviewing discretionary development projects with the potential to affect adversely wildlife habitat. | **Consistent**: A Project-specific Biological Technical Report and MSHCP Consistency Analysis has been prepared for the Project. (Appendix C1). |
| **CSSF 1.11 Modification of Water Courses.** Prohibit substantial modification to water courses, unless modification does not increase erosion or adjacent sedimentation, or increase water velocities, so as to be detrimental to adjacent property, nor adversely affect adjacent wetlands or riparian habitat. | **Consistent:** The project is proposing to avoid the Day Creek Chanel and would not modify water courses. To ensure protection of the Day Creek Chanel and impacts are less than significant mitigation measures BIO-4a Flag Westland Environmental Sensitive Area (ESA), BIO-4b Obtain Wetlands Permits are required. |
| **CSSF 1.13 Environmental Protection**. Ensure that any substantial modification to a watercourse is accomplished in the least environmentally damaging manner possible to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. | **Consistent:** Refer to the analysis for CSSF 1.11. |
| **LUE 5.47 Sensitive Habitat and Species**. Public and private development, operations, and maintenance shall avoid damaging sensitive habitat or species, including significant native trees, species of local significance, and threatened and endangered species | **Consistent:** The vegetation communities/land cover types recorded on the Project site are not considered sensitive habitat or sensitive natural communities. Impacts would be less than significant. For sensitive species that impacts would be less than significant after implementing mitigation measures BIO-1 Pre-Construction Burrowing Owl Surveys, BIO-2 Pre-Construction Crotch Bumble Bee Survey, and BIO-3 Biological Monitor, BIO-4a Flag Wetland Environmental Sensitive Area (ESA), BIO-4b Obtain Wetlands Permits, BIO-5 Pre-Construction Nesting Bird Surveys. |
| **ME 8.37 Tree Preservation in Rights-of-Way**. Preserve mature trees with street or highway rights-of-way that are identified as superior examples of California native species or naturalized tree species. | **Consistent:** There are no existing trees within the Rights-of-Way along Limonite or Wineville Avenues. |
| **CULTURAL RESOURCES** | |
| **COS 7.1 Preservation of Significant Cultural Resources.** Identify, protect, and, where necessary, archive significant paleontological, archaeological, and historical resources. | **Consistent:** As detailed in Section 4.5, Cultural Resources, it is unlikely that historical resources would be adversely affected by construction of the Project, but grading activities associated with development of the Project would cause new subsurface disturbance and may result in the unanticipated discovery of unique historic archeological resources. In the event of an unanticipated discovery, implementation of mitigation measure CR-1 would ensure that impacts on historical resources would be less than significant.<br>Grading activities associated with development of the Project would cause new subsurface disturbance and could result in the unanticipated discovery of unique archeological resources. Therefore, mitigation measures CR-1, CR-2, and CR-3 are required. |

| Policy | Consistency Analysis |
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| **COS 7.3 Development Review.** Evaluate Project sites for archaeological sensitivity and for a project's potential to uncover or disturb cultural resources as part of development review. | **Consistent:** A Phase I Cultural Resources Inventory and Evaluation Report was prepared by ECORP (Appendix D) for the Project and included a records search, background research, and a pedestrian survey of accessible portions of the Project site to determine the presence or absence or archaeological resources and the findings disclosed in Section 4.5, Cultural Resources. |
| **COS 7.7 Qualified archaeologist present**. Cease construction or grading activities in and around sites where archaeological resources are discovered until a qualified archaeologist knowledgeable in Native American cultures can determine the significance of the resource and recommend alternative mitigation measures. | **Consistent:** The Project incorporated Mitigation Measures CR-1: Archaeological Monitoring Program, CR-2: Archaeological Treatment Plan, and CR-3: Final Report. |
| **COS 7.9 Archaeological Resources Mitigation.** Require a mitigation plan to protect resources when a preliminary site survey finds substantial archaeological resources before permitting construction. Possible mitigation measures include presence of a qualified professional during initial grading or trenching; project redesign; covering with a layer of fill; and excavation, removal and curation in an appropriate facility under the direction of a qualified professional.) | **Consistent:** The Project incorporated Mitigation Measures CR-1: Archaeological Monitoring Program, CR-2: Archaeological Treatment Plan, and CR-3: Final Report. |
| **LUE 5.68 CEQA Compliance**. Require mitigation of significant, adverse impacts to on-site and adjacent, designated historic, or other cultural resources as a condition of approval of any project requiring California Environmental Quality Act (CEQA) review. | **Consistent:** Refer to the analysis for Policies COS 7.1, COS 7.3, COS 7.7, and COS 7.9. |
| **LUE 5.70 New Development**. Encourage developers of residential and commercial developments within a 300-foot radius from a historic resource to be compatible with the historic resource in terms of scale, massing, building materials, and general architectural treatment. | **Consistent:** As detailed in Section 4.5, Cultural Resources, the Project is not located within a 300-foot radius from a historic resource therefore it is not required to be compatible with a historic resource in terms of scale, massing, building materials, and general architectural treatment. |
| **ENERGY** | |
| **AQ 5.2 Energy Conservation**. 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. | **Consistent:** The Project would be required to implement and adhere to PPPs 4.6-1, through 4.6-6 which would help to reduce fuel consumption. |

| Policy | Consistency Analysis |
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| **LUE 11.6 Energy Efficiency.** Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards. | **Consistent:** The Project would be required to implement and adhere to PPP 4.6-5 CALGreen Building Standards Code (24 CCR, Part 11), PPP 4.6-4 Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (24 CCR, Part 6), PPP 4.6-6 Reduce Heat-Island effect. |
| **HE 5.1 New Construction**. Encourage the development of dwellings with energy-efficient designs, utilizing passive and active solar features and energy-saving features that exceed minimum requirements in state law. | **Consistent:** The Project is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards included in PPP 4.6-4. |
| **ENVIRONMENTAL JUSTICE** | |
| **EJ 2.2 Sensitive Land Use Buffers**. Require that proposals for new sensitive land uses incorporate adequate setbacks, barriers, landscaping, or other measures as necessary to minimize air quality impacts | **Consistent:** There are no existing or planned industrial uses in the area of the project site. The project is required to comply with the City's standards for setbacks, landscaping, and infrastructure improvements that include barriers, sidewalks, trails, and other passive uses that create buffers between the planned residential uses and commercial uses. |
| **EJ 2.4 Stationary Source** Emissions. Require, wherever possible, existing sources of stationary emissions near sensitive land uses to relocate and/or incorporate measures to minimize emissions. | **Consistent**: There are no existing sources of stationary emissions on the Project site. |
| **EJ 2.8 Separation of Uses**. Build new sensitive land uses with sufficient buffering from industrial facilities and uses that pose a significant hazard to human health and safety. The California ARB recommends that sensitive land uses be located at least 1,000 feet from hazardous industrial facilities. | **Consistent**: Refer to the analysis for Policy EJ 2.2. |
| **EJ 2.16 Noise Mitigation**. Support traffic and highway techniques and technologies that reduce noise impacts of vehicular traffic through traffic calming, noise barriers, pavement design, and other measures. | **Consistent:** As discussed in Subsection 4.12, *Noise*, of this EIR, the Project would not result significant traffic noise impacts. Thus, this project is consistent with policy EJ 2.16 regarding on-site operational noise impacts. |
| **EJ 2.19 Green Building Techniques**. Encourage public and private development to incorporate green building techniques, such as construction waste management practices, optimization of energy efficiency measures, and avoidance of toxic chemicals. | **Consistent:** The Project would comply with the California Green Building Standards (CALGreen) Code (see PPP 4.6-5) and the Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6) (see PPP 4.6-4). Therefore, this project would be consistent with policy EJ 2.19. |
| **GEOLOGY AND SOILS** | |
| **CSSF 1.2 Geologic Investigations**. Require geological and geotechnical investigations as part of the environmental development and review process. This requirement shall apply to the development of any structure proposed for human occupancy or to | **Consistent:** As detailed in Section 4.7, Geology and Soils, a Geotechnical Evaluation was prepared for the project by PETRA Geosciences, Inc., dated November 7, 2023. Therefore, the project is consistent with CSSF 1.2. |

| Policy | Consistency Analysis |
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| unoccupied structures whose damage could cause secondary hazards in areas with potential for earthquake-induced liquefaction, landslides, or settlement. | |
| **CSSF 1.4 Structural Damage.** Utilize the latest approaches to minimize damage to structures located in areas determined to have high liquefaction potential during seismic events. | **Consistent:** As required by Municipal Code § 8.05.010, the Project is required to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards. |
| **GREENHOUSE GAS EMISSIONS** | |
| **AQ 5.1 Reduce solid waste**. Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills. | **Consistent:** As detailed in Section 4.18, Utilities and Service Systems, the Project would implement best practices to reduce the amount of solid waste generated during construction and operation. |
| **AQ 9.5 GHG Thresholds.** Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). | **Consistent:** As stated in Section 4.8, *Greenhouse Gas Emissions*, of this EIR, the City has determined that the South Coast AQMD'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 South Coast AQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the South Coast AQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("South Coast AQMD Interim GHG Threshold"). This EIR utilizes the South Coast AQMD Draft GHG thresholds to evaluate the Project's GHG Emissions. Therefore, the Project is consistent with General Plan Policy AQ 9.5. |
| **CSSF 2.44 Drought-Tolerant Landscaping**. Require the use of drought-tolerant landscaping in all new development | **Consistent:** The project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code. Compliance with these provisions would result in the installation of drought-tolerant landscaping at the Project site. |
| **HE 5.2 Sustainable Design**. Residential developments should promote sustainability in their design, placement, and use. Sustainability can be promoted through a variety of housing strategies, including the following:<br>1. Maximize use of renewable, recycled-content and recycled materials, and minimize use of building materials that require high levels of energy to produce or that cause significant, adverse environmental impacts.<br>2. Incorporate renewable energy features into new homes, including passive solar design, solar hot water, solar power, and natural ventilation and cooling.<br>3. Minimize thermal island effects through reduction of heat-absorbing pavement and increased tree shading. | **Consistent:** The proposed Project includes design standards to promote energy efficiency in new dwelling units, including energy features such as solar, EV charging infrastructure, Energy Star appliances, and high efficacy lighting as discussed in Section 4.8 Greenhouse Gas Emissions. |

| Policy | Consistency Analysis |
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| 4. Avoid building materials that may contribute to health problems through the release of gases or glass fibers into indoor air.<br>5. Design dwellings for quiet, indoors and out, including appropriate noise mitigation for residential uses near noise sources such as highways, major streets, railroad tracks, and industrial uses.<br>6. Design dwellings to be economical to live in due to reduced energy or resource use, ease of maintenance, floor area, or durability of materials.<br>7. Help inform residents, staff, and builders of the advantages and methods of sustainable design and thereby develop consumer demand for sustainable housing.<br>8. Consider adopting a sustainable development rating system, such as the LEED® or Green Globes program. | |
| **HE 5.3 Site and Neighborhood Design**. Residential site, subdivision, and neighborhood designs should consider sustainability. Some ways to do this include:<br>1. Design subdivisions to maximize solar access for each dwelling and site.<br>2. Design sites so residents have usable outdoor space with access to sun and shade.<br>3. Streets and access ways should minimize pavement devoted to vehicular use.<br>4. Use multi-purpose neighborhood "pocket parks"/ retention basins to purify street runoff prior to its<br>entering creeks. Retention basins shall be designed to be visually attractive as well as functional. Fenced off retention basins should be avoided.<br>5. Encourage cluster developments with dwellings grouped around significantly sized, shared open space in return for City approval of smaller individual lots.<br>6.Treat public streets as landscaped parkways, using continuous plantings at least 6 feet wide and, where feasible, median planters to enhance, define, and buffer residential neighborhoods of all densities from the effects of vehicle traffic. | **Consistent:** Development within the proposed project would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. |
| **HAZARDS AND HAZARDOUS MATERIALS** | |
| **ME 8.2 Driveway Location and Number**. Limit driveway locations and/or number | **Consistent:** As discussed in Section 4.17, *Transportation*, of this EIR, the City has reviewed the circulation plan for the Project and |

| Policy | Consistency Analysis |
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| based upon the street's General Plan classification and function. Driveways shall be located a sufficient distance away from major intersections and designed to allow for safe, efficient operation and minimize traffic conflicts | determined the design, with regards to ingress/egress and driveway design, and determined that the Project satisfies all requirements regarding driveway location and number. Therefore, the Project is consistent with General Plan Policy ME 8.2. |
| **COS 3.3 Water Quality.** Employ the best available practices for pollution avoidance and control and encourage others to do the same. "Best available practices" means actions and equipment that result in the highest water quality, considering available equipment, life-cycle costs, social and environmental side effects, and the regulations of other agencies. | **Consistent:** The proposed project would implement stormwater pollution prevention measures during construction and operation. Refer to Section 4.10, Hydrology and Water Quality for further discussion. |
| **COS 3.9 Pollution Discharge**. Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers. | **Consistent:** The proposed project would provide a storm drainage system that would consist of inlets, underground piping, bioswales, and basins that would treat runoff and facilitate percolation. |
| **CSSF 1.15 Regional Storm Drain System**. All proposed development projects shall address and mitigate any adverse impacts on the carrying capacity of local and regional storm drain systems. | **Consistent:** As discussed in Section 4.10, Hydrology and Water Quality, the Project would not create or contribute runoff that would exceed the capacity of any existing stormwater drainage system. |
| **LAND USE AND PLANNING** | |
| **HE 4.3 Neighborhood Integration.** New neighborhoods should be an integral part of an existing neighborhood or should establish pedestrian, bicycle, and, where appropriate, equestrian linkages that provide direct, convenient, and safe access to adjacent neighborhoods, schools, parks and shopping. | **Consistent**: The Project is proposing a network of pedestrian and equestrian trails. The pedestrian sidewalks and trails will run the perimeter of the Project site as well as the interior. The equestrian trails will run along the south side of 63rd Street and Wineville Avenue and includes an equestrian/pedestrian bridge over the Dry Creek Channel with connections to the existing equestrian trail on Limonite Avenue and Wineville and Lucretia Avenues. Additionally, bus turnouts will be included in the improvements along Limonite Avenue. |
| **LUE 3.5 Residential Compatibility.** Commercial uses abutting residential properties shall be designed to protect the residential use from the impacts of noise, vibration, light, fumes, odors, vehicular traffic, parking, and safety hazards. | **Consistent:** The project is required to comply with the City's standards for setbacks, landscaping, and infrastructure improvements that include barriers, sidewalks, trails, and other passive uses that create buffers between the planned residential uses and commercial uses. |
| **LUE 7.8 Environmentally Sensitive Areas**. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. | **Consistent:** As detailed throughout this EIR, the Project would not result in any significant and unavoidable impacts associated with environmentally sensitive areas subject to severe natural hazards. |
| **LUE 3.11 Environmental Compatibility and Quality**. Require commercial districts and uses to be compatible with their environmental setting, promote City environmental goals, and be designed and operated to avoid or mitigate environmental impacts. | **Consistent:** With adherence to the Plans Policies and Programs (PPPs) Project Design Features (PDFs) and mitigation measures identified in this EIR, impacts are avoided or mitigated. |

| Policy | Consistency Analysis |
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| **LUE 3.13 Commercial Trucks**. Manage commercial truck traffic, access, loading, and parking to minimize potential impacts on adjacent residential and commercial properties. | **Consistent:** The Project is designed to minimize the interaction between truck trips and passenger vehicles entering the commercial area from the residential area. Additionally, there is a 165-foot buffer and barrier wall proposed between the closest commercial structure and residential use. |
| **LUE 8.1 Land Use Compatibility**. Require land to be developed and used in accordance with the General Plan, specific plans, and community and town center plans to ensure compatibility and minimize impacts. | **Consistent:** Consistency with General Plan policies for purposes of avoiding or minimizing an environmental effect is demonstrated in this **Table 4.11-2** *General Plan Consistency Analysis*. Additionally, the project will be developed in accordance with the standards and guidelines in Jurupa Valley General Plan and Municipal Code. |
| **LUE 8.4 Buffering.** Require buffering between urban uses and adjacent rural/equestrian oriented land uses to the maximum extent feasible. New development shall be responsible for providing the buffering on its own site or off-site, where appropriate, and acceptable to affected property owners. | **Consistent:** According to General Plan Figure 2-16: Land Use Overlays, the Project site is located within the Equestrian Lifestyle Protection Overlay zone and as such has include improvements for multi-use trails and equestrian facilities within the existing rights-of-way as well as within the project site. |
| **LUE 11.10 Residential Compatibility.** Require non-residential uses to be designed so that site and building entries, driveways, parking and loading areas, trash and recycling areas, drive-through uses, and storage bays are located and designed to minimize conflicts with adjacent residential neighborhoods due to traffic, noise, vibration, odor, lighting, and other impacts on surrounding properties. Any potential impacts shall be mitigated to a level of non-significance, to the approval of the City. | **Consistent.** Refer to the analysis for Policy LUE 3.5. |
| **LUE 11.11 Landscape Maintenance**. Require development projects to include landscaping in all site areas, including street trees, parking lots, setback areas, open spaces, and other exterior use areas. Landscaping shall include trees, shrubs and ground covers, and an automatic, water conserving irrigation system, and shall be designed and maintained in accordance with City Landscape Standards. In addition, a priority should be placed on preserving mature trees in place wherever possible. Where mature trees must be removed, they shall be replaced with an equivalent number of large trees of the same or compatible species. | **Consistent:** The project is required to comply with the Jurupa Valley Municipal Code JVMC Chapter 9.283 (Water Efficient Landscape Design Requirements). The project's master landscape plan that was reviewed by the City includes a total of 308,698 square feet or 22 percent landscaping. |
| **NOISE** | |
| **NE 1.1 Land Use/Noise Compatibility**. Utilize the Land Use/Noise Compatibility Matrix, Figure 7-3, to determine the compatibility of | **Consistent:** As discussed in the Noise Impact Analysis, (Appendix M), prepared by ECORP Consulting, Inc., for the Project, the Land Use/Noise Compatibility Matrix was used for determination of Project |

| Policy | Consistency Analysis |
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| proposed development, including General Plan amendments, specific plan amendments, town center plans, and rezonings, with existing land uses and/or noise exposure due to transportation sources. | compatibility with the existing noise environment. Therefore, the Project is consistent with General Plan Policy NE 1.1. |
| **NE 1.3 New or Modified Stationary Noise Sources**. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards. This policy does not apply to noise levels associated with agricultural operations existing in 2017. | **Consistent:** As discussed in Section 4.12, *Noise*, of this EIR, the Project would not result significant noise impacts to sensitive receptors. Therefore, the Project is consistent with General Plan Policy NE 1.3. |
| **NE 3.1 Noise Analysis.** Require that a noise analysis be conducted by an acoustical specialist for all proposed development projects that have the potential to generate significant noise near a noise-sensitive land use or on or near land designated for noise-sensitive land uses and ensure that recommended mitigation measures are implemented. | **Consistent:** The Project included preparation of a Noise Impact Assessment prepared by ECORP Consulting, Inc., dated May 2023. |
| **NE 3.2 Truck Loading, Shipping,** and Parking. Require that the loading, shipping, or parking facilities of commercial and industrial land uses that abut or are within 200 feet of residential parcels, be located and designed to minimize potential noise impacts upon residents. Overnight commercial truck parking areas shall be regulated in the Zoning Ordinance as a commercial use. | **Consistent:** The Project's operation noise levels for the commercial uses were modeled using the SoundPLAN 3D noise model and indicate that operational activities on the site (loading, shipping, parking, etc.) would not exceed the City's daytime or nighttime standards at the residential areas in the vicinity of the site. |
| **NE 3.4 Construction Equipment.** Require that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer | **Consistent:** As discussed in Section 4.12, *Noise*, the Project's short-term construction noise impacts would be less than significant. City staff would require, as a condition of approval, compliance with noise reduction features identified in Policy NE 3.4 prior to the issuance of any grading and/or building permits. Therefore, the Project is consistent with General Plan Policy NE 3.4. |
| **NE 3.6 Commercial Truck Idling.** Restrict truck idling near noise sensitive receptors. | **Consistent:** California regulation 13 CCR 2485 limits commercial diesel fuel motor vehicles idling to 5 minutes or less. |
| **NE 3.7 Automobile-Oriented** Uses. Require that parking structures, terminals, drive-through restaurants, automobile sales and repair, fueling stations, mini-marts, car washes, and similar automobile-oriented uses be sited and designed to minimize potential noise impacts on adjacent land uses. | **Consistent:** Refer to the analysis for Policy NE 3.2. |

| Policy | Consistency Analysis |
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| **NE 3.8 Entertainment Uses.** Minimize the generation of excessive noise from entertainment and restaurant/bar establishments into adjacent residential or noise sensitive uses. | **Consistent:** Refer to the analysis for Policies NE 3.2 and NE3.7. |
| **NE 4.3 Truck Idling**. Restrict truck idling near sensitive vibration receptors. | **Consistent:** As detailed in Section 4.13, Noise, traffic-induced vibration including truck idling is not expected to exceed vibration thresholds. Additionally, California regulation 13 CCR 2485 limits commercial diesel fuel motor vehicles idling to 5 minutes or less. |
| **POPULATION AND HOUSING** | |
| **HE 2.1 Retain Housing**. Where feasible and appropriate, older, sound housing should be retained, rehabilitated, and maintained as a significant part of the City's affordable housing stock, rather than demolishing it. Demolition of non-historic housing may be permitted where conservation of existing housing would preclude the achievement of other housing objectives or adopted City goals. | **Consistent:** The Project does not propose the demolition of existing housing. |
| **PUBLIC SERVICES** | |
| The physical impacts as a result of expanding or constructing new or altered public service facilities is addressed under the other environmental topics in this table as applicable. | |
| **RECREATION** | |
| The physical impacts as a result of expanding or constructing new or altered recreation facilities is addressed under the other environmental topics in this table as applicable. | |
| **TRANSPORTATION** | |
| **LUE 10.4 Street and Trail Connectivity**. Create street and trail networks that directly connect local destinations and that promote use by pedestrians, equestrians, and bicyclists. | **Consistent:** The Project is proposing a network of pedestrian and equestrian trails. The pedestrian sidewalks and trails will run the perimeter of the Project site as well as the interior. The equestrian trails will run along the south side of 63rd Street and Wineville Avenue and includes an equestrian/pedestrian bridge over the Dry Creek Channel with connections to the existing equestrian trail on Limonite Avenue and Wineville and Lucretia Avenues. Additionally, bus turnouts will be included in the improvements along Limonite Avenue. |
| **LUE 10.5 Residential / Commercial Connectivity**. Maintain and/or provide connectivity between residential and commercial developments where appropriate. | **Consistent:** Refer to the analysis for Policy LUE 10.4. |
| **ME 2.3 Development Project Impacts**. Require development projects to analyze potential off-site traffic impacts and related environmental impacts through the CEQA | **Consistent:** As detailed in Section 4.17, Transportation, a Vehicle Miles Traveled Analysis was prepared in accordance with changes to CEQA Guidelines as a replacement to LOS as the measurement for identifying transportation impacts for land use projects pursuant to SB743. |

| Policy | Consistency Analysis |
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| process and to mitigate adverse impacts to less-than significant levels. | |
| **ME 2.13 Multi-Modal Level of Service**. When the City determines that there is a suitable tool available, we will measure and evaluate roadway performance and CEQA compliance and mitigation from a multi-modal, "complete streets" perspective using vehicle miles traveled (VMT), consistent with SB 743 and state guidelines. | **Consistent:** Refer to the analysis for Policy ME 2.3. |
| **ME 2.16 Traffic Impacts.** Traffic studies prepared for development entitlements (e.g., tracts, plot plans, public use permits, conditional use permits) shall identify project-related traffic impacts and determine the "significance" of such impacts in compliance with CEQA. | **Consistent:** Refer to the analysis for Policy ME 2.3. |
| **ME 3.11** Require development projects and site plans to be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network. | **Consistent:** Refer to analysis for Policy LUE 10.4 |
| **ME 3.17 Public Transit** Connections. Ensure safe pedestrian access from developments to existing and future transit routes and terminal facilities through project design. | **Consistent:** Refer to analysis for Policy LUE 10.4 |
| **ME 3.21 ADA Compliance.** Require safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments. | **Consistent:** Refer to the analysis for Policy LUE 10.4. Additionally, compliance with ADA requirements is mandated by the Building Code. |
| **ME 8.2 Driveway Location and Number**. Limit driveway locations and/or number based upon the street's General Plan classification and function. Driveways shall be located a sufficient distance away from major intersections and designed to allow for safe, efficient operation and minimize traffic conflicts. | **Consistent:** As discussed in Section 4.17, *Transportation*, of this EIR, the City has reviewed the circulation plan for the Project and determined the design, with regards to ingress/egress and driveway design, and determined that the Project satisfies all requirements regarding driveway location and number. Therefore, the Project is consistent with General Plan Policy ME 8.2. |
| **TRIBAL CULTURAL RESOURCES** | |
| **COS 7.8** Native American Monitoring. Include Native American participation in the City's guidelines for resource assessment and impact mitigation. Native American representatives should be present during archaeological excavation and during construction in an area likely to contain cultural resources. The Native American | **Consistent:** As detailed in Section 4.18, Tribal Cultural Resources, the City conducted government to government consultation with the Gabrieleno Band of Mission Indians-Kizh Nation, Morongo Band of Mission Indians, Soboba Band of Luiseño Indians, and Yuhaaviatam of San Manuel Nation. As a result of the consultation process, the following mitigation measures are included in the EIR:<br>MM CR-1 Archaeological Monitoring Program (CRMP) requires the identification of the details of all ground disturbing activities and |

| Policy | Consistency Analysis |
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| community shall be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan. | provides procedures that must be followed to avoid or reduce potential impacts to cultural, archaeological, and tribal cultural resources and includes tribal monitoring.<br>MM CR-2 Archaeological Treatment Plan. A Treatment Plan shall be prepared and implemented by the Project Archaeologist to protect the identified archaeological resource(s) from damage and destruction and includes coordination with consulting Tribes.<br>MM TCR-1 Native American Monitoring Agreement. Requires the developer to enter into a Monitoring Agreement(s) with Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities.<br>MM TCR-2 Unanticipated Discovery. Requires protection and preservation for tribal cultural resources and appropriate treatment plan that could include preservation in place or reburial. |
| **UTILITIES AND SERVICE SYSTEMS** | |
| **CSSF 2.60 Waste Reduction.** Encourage the diversion of waste from landfills through reduction, reuse, and recycling efforts. | **Consistent:** The proposed project would be served with recycling and green waste collection service. |
| **CSSF 2.61 Waste Management.** Encourage new development to employ construction waste management techniques to divert construction materials and debris away from the landfills. | **Consistent:** As required under AB 939, at least 50% of the facilities waste will be diverted from landfills. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years disposal capacity for all jurisdictions within the county or show a plan to transform or divert their waste. |
| **CSSF 2.66 Waste Diversion.** Achieve at least the minimum construction and demolition waste diversion requirement of 75%. | **Consistent:** City of Jurupa Valley General Plan Policy CSSF 2.67, Waste Diversion, mandates at least the minimum construction and demolition waste diversion requirement of 75 percent. Project construction would involve recycling and/or salvaging construction and demolition waste in accordance with the policy. Based on the analysis above, project impacts regarding solid waste disposal would be less than significant. |
| **LUE 2.3 Infrastructure.** Ensure that circulation facilities, water resources, sewer and storm drainage facilities, and other utilities available or provided by the developer are adequate to meet the demands of a proposed residential land use in addition to those services and resources required to serve existing residents and businesses. Applies to Residential. | **Consistent:** As discussed in Subsection 4.19, *Utilities and Service Systems*, the Project would provide adequate water resources, sewer, storm water facilities, and other utilities to serve the future demand of the Project. Therefore, the Project is consistent with General Plan Policy LUE 2.3. |
| **LUE 3.6 Infrastructure.** Require that new commercial development provide adequate parking, transportation facilities and utilities, including sidewalks and trails, street trees, water resources, sewer and storm water facilities , and other utilities to serve new businesses in addition to meeting the needs | **Consistent:** Refer to the analysis for Policy LUE 2.3. |

| Policy | Consistency Analysis |
|---|---|
| of existing residents and businesses. Applies to Commercial, Industrial, and Business Park. | |
| **LUE 12.1 Service Capacity.** Ensure that development does not exceed the City's or the community services districts' or special districts' ability to adequately provide supporting infrastructure and services, such as water, wastewater treatment, energy, solid waste and public services such as police/ fire/emergency medical services, recreational facilities, and transportation systems. | **Consistent**: Refer to the analysis for Policy LUE 2.3. |
| **LUE 12.3 Urban Water Management Plans.** Review all projects for consistency with the appropriate community services district's urban water management plans. | **Consistent:** As detailed in Section 4.18, Utilities and Service Systems, the Project has been reviewed for consistency with the Jurupa Community Services District's 2020 Urban Water Management Plan. |
| **WILDFIRE** | |
| **CSSF 1.23 Fire Prevention.** Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:<br>1. All proposed construction shall meet minimum standards for fire safety as defined in the City Building or Fire Codes, or by City zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.<br>2. In addition to the fire safety provisions of the Uniform Building Code and the Uniform Fire Codes, apply additional standards for high risk, high occupancy hospital and health care facilities, dependent care, emergency operation centers, and other essential or "lifeline" facilities, per county or state standards. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.<br>3. Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined unnecessary by CAL FIRE or City Building Official. | **Consistent:** As discussed in Section 4.17, Transportation, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. Additionally, as discussed in Section 4.8, Hazards and Hazardous Materials, the Project would comply with the City of Jurupa Valley 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.<br>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 with a high fire hazard severity zone.<br>Therefore, the Project is consistent with General Plan Policy CSSF 1.23. |

## Analysis of Consistency with the SCAG Connect SoCal 2024

SCAG's Connect SoCal 2024 is the applicable SCAG planning documents that apply to the Project. Connect SoCal identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. The Connect SoCal 2024 goals are meant to provide guidance for considering proposed projects for municipalities throughout the SCAG jurisdictional area within the context of regional goals and policies. As shown in **Table 4.11-3**, SCAG Connect SoCal Goal 2024 Consistency Analysis, implementation of the Project would not result in an inconsistency with the adopted Connect SoCal. Accordingly, the Project would have a less-than-significant impact with respect to a conflict with the SCAG's Connect SoCal 2024.

### Table 4.11-3 SCAG Connect SoCal 2024 Goal Consistency Analysis

| Connect SoCal 2024 Goal Statement | Project Consistency Discussion |
|---|---|
| **Mobility: Build and Maintain an Integrated Multimodal Transportation Network** | |
| *Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimize greenhouse gas emissions.* | **Consistent.** The Project would construct a new commercial and residential uses within an existing community with the appropriate zoning and setbacks from sensitive receptors. The Project would construct two new bus stops for the existing RTA bus route along the Project frontage and would ensure onsite pedestrian pathways connect to the surrounding pedestrian network. The existing RTA bus routes serving the Project site offer connection points with Metrolink trains and other transit agencies providing connectivity to adjacent jurisdictions. Additionally, the Project would introduce mixed uses to the Project site that would allow residents and visitors to shop and dine within walking distance that would reduce vehicle miles traveled and associated emissions.<br><br>Through compliance with existing regulations regarding pedestrian pathways, the Project site would be accessible by people of all ages, abilities and backgrounds. |
| *Ensure that reliable, accessible, affordable, and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities.* | **Consistent.** Project implementation would ensure that mobility, accessibility, travel safety, and reliability for people would be maximized. The streets, bus stops, and multiple purpose trails for bicycle, equestrian, and pedestrian use and improvements that are called for by the Project would be implemented and maintained to meet the needs of local and regional transportation and to ensure efficient mobility and access within the Project Area and beyond**.** |
| *Support planning for people of all ages, abilities, and backgrounds* | **Consistent.** This policy would be implemented at the jurisdiction level by cities and counties within the SCAG region as part of local land use and policy planning efforts. The Project would not impede these efforts. |

| | |
|---|---|
| **Communities: Develop, Connect, and Sustain Livable and Thriving Communities** | |
| *Create human-centered communities in urban, suburban, and rural settings to increase mobility options and reduce travel distances.* | **Consistent.** The Project proposes a mix of land uses in an area with multiple transportation modes available. The Project involves development of approximately 232 residences, 24,000 square feet of commercial uses, recreation amenities, a network of multiple purpose trails, internal street network, open space, landscaping, and street improvements. The Project would provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities with enhanced connectivity and safety as alternatives to automobiles. The Project would incorporate enhanced traffic calming design elements and multi-modal systems that facilitate the ultimate vision of the City. The Project also includes the construction of sidewalks along roadways adjacent to the Project site where sidewalks do not currently exist. |
| *Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households.* | **Consistent.** The Project would provide several product types for residential uses including single-family lots averaging 5,000 square feet, rowttown units designed as 3 and 4 plex units on lots averaging 1,500 square feet, and cluster units on lots averaging 3,900 square feet. The Project would provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of population, lifestyles, and family groups. |
| **Environment: Develop, Create a Healthy Region for the People of Today and Tomorrow.** | |
| *Develop communities that are resilient and can mitigate, adapt to, and respond to chronic and acute stresses and disruptions, such as climate change.* | **Consistent.** This action is not within the purview of the Project; this policy would be implemented at the jurisdiction level by cities and counties within the SCAG region as part of local land use and policy planning efforts. The Project would not impede these efforts. |
| *Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water.* | **Consistent.** This action is not within the purview of the project; this policy would be implemented at the jurisdiction level by cities and counties within the SCAG region as part of local land use and policy planning efforts. The Project would not impede these efforts. Notably, the project is being constructed on land that is appropriately zoned for residential and commercial uses and is located near existing transportation corridors which would facilitate integration into the region's development pattern. Additionally, the Project includes two new bus stops along with pedestrian, bicycle, and equestrian trails with commercial uses within walking distance from area residential uses. |
| *Conserve the region's resources.* | **Consistent.** Project development would involve development of vacant land. The Project site is not being used for agricultural or mineral uses and not considered native habitat or natural landscape. |

| Economy: Support a sustainable, efficient, and productive regional economic environment that provides opportunities for all people in the region. | |
|---|---|
| *Improve access to jobs and educational resources.* | **Consistent.** The Project involves development of approximately 232 residences and 24,000 square feet of commercial uses. The Project would provide a comprehensive circulation network with integrated mobility options including pedestrian, bicycle, and equestrian trails. |
| *Advance a resilient and efficient goods movement system that supports the economic vitality of the region, attainment of clean air and quality of life for our communities.* | **Consistent.** The Project involves development of approximately 232 residences, recreation areas, a network of multiple purpose trails, internal street network, open space, landscaping, and street improvements. The Project would provide a comprehensive circulation network with integrated mobility options including pedestrian, equestrian, and bicycle amenities with enhanced connectivity and safety as alternatives to automobiles. The Project also includes the construction of sidewalks along roadways adjacent to the Project site where sidewalks do not currently exist. Sidewalks would be constructed to the City's full-width standards. Additionally, the Project includes two bus turnouts with bus shelters on Limonite Avenue. |

As shown above in **Tables 4.11-2** and **4.11-3,** project development would not conflict with relevant policies of the City of Jurupa Valley General Plan or the Connect SoCal 2024 SCAG RTP/SCS, and impacts would be less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.11.8 Cumulative Impact Analysis

This cumulative impact analysis considers development of the Project in conjunction with other development projects and planned development in the vicinity of the Project site that are located in the northwestern area of Riverside County. As discussed under Threshold a, the Project would not physically divide an established community because the Project site is currently physically separated from neighboring properties by the adjacent roadways and would not restrict access to or from the existing surrounding residences. Additionally, the Project does not propose any major infrastructure that would create physical barriers or restrict mobility in the area. Implementation of the Project would result in less than significant impacts associated with the physical division of an established community; development of the Project site with residential uses would not physically divide an established community.

As discussed under Threshold b, the Project would not conflict with any other aspects of the City's General Plan or any other applicable land use plan, policy, or regulation adopted for the purpose of avoiding or

mitigating adverse environmental effects. Cumulative development would also be subject to site-specific environmental and planning reviews that would address consistency with adopted land use plan, policy, or regulation. As part of environmental review, projects would be required to provide mitigation for any inconsistencies with the General Plan and environmental policies that would result in adverse physical environmental effects. Thus, it is expected that the land uses of cumulative projects would be consistent with policies that avoid an environmental effect; therefore, cumulatively considerable impacts related to policy consistency would be less than significant.

# 4.12 Noise

## 4.12.1 Introduction

This section analyzes the potential impacts from noise and vibration that would result from project construction and operation and includes a discussion of the characteristics of sound and ground borne vibration as well as regulations, standards, and plans for controlling noise and vibration exposures. The section identifies sensitive noise receivers surrounding the Project site and presents the results of ambient noise sampling at six nearby noise sensitive receivers. Short-term (construction) noise and vibration exposure estimates are quantified, and a qualitative discussion of operational impacts is presented with recommendations for mitigation measures for noise generated by project construction and operations. Finally, cumulative noise impacts are discussed. This section is based on the *Noise Impact Assessment, Wineville Property Project,* ECORP Consulting, Inc., dated May 2023 (ECORP, 2024c) and included as **Appendix M** and the Traffic Impact Analysis , Translutions, Inc., dated January 22, 2024 (Translutions, 2024a) and included as **Appendix N.**

### Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz [Hz] or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

### Noise Measurement Scales

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- $L_{eq}$, the equivalent noise level, is an average of sound level over a defined time period (such as one minute, 15 minutes, one hour, or 24 hours). Thus, the $L_{eq}$ of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- $L_{90}$ is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

$L_{max}$ is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. $L_{max}$ is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.

CNEL, the Community Noise Equivalent Level, is a 24-hour average $L_{eq}$ with a 4.77-A-weighted decibel (dBA) "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and

nighttime (ICF Jones & Stokes, 2009). The logarithmic effect of these additions is that a 60-dBA 24-hour $L_{eq}$ would result in a calculation of 66.7 dBA CNEL.

$L_{dn}$, the day-night average noise, is a 24-hour average $L_{eq}$ with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The $L_{dn}$ metric yields values within 1 dBA of the CNEL metric. As a matter of practice, $L_{dn}$ and CNEL values are considered to be equivalent and are treated as such in this assessment.

#### Ground borne Vibration

Vibration is sound radiated through the ground. Ground borne noise is the rumbling sound caused by the vibration of building interior surfaces. The ground motion caused by vibration is measured as peak particle velocity (PPV) in inches per second and is referenced as vibration decibels (VdB). Typical outdoor sources of perceptible ground borne vibration are construction equipment and traffic on rough roads.

### 4.12.2 Existing Conditions

#### Noise Sources

The City of Jurupa Valley is mostly urbanized. Transportation related noise is the primary noise source in the City. Other noise sources include noise generated from commercial, residential and recreational activities. Existing noise levels within the Project study area range from 41.2 dBA Leq to 71.2 dBA Leq. (ECORP, 2024c).

#### Noise-Sensitive Receivers

Noise sensitive uses typically include residences, hospitals, schools, childcare facilities, and places of assembly. Vibration sensitive receivers are generally similar to noise sensitive receivers but may also include businesses such as research facilities and laboratories that use vibration-sensitive equipment. The existing sensitive receivers that are nearest to the Project site are listed in **Table 4.12-1**. These receivers would be exposed to noise during project construction and operations. The property bounding to the east of the site is commercial uses and not considered a sensitive receptor.

**Table 4.12-1 NEAREST EXISTING SENSITIVE RECEIVERS**

| Sensitive Land Use | Distance and Direction from Project Site |
|---|---|
| Residential South of 63rd St. | 25 feet to the south. |
| Residential West of Wineville Avenue | 80 feet to the west |
| Little Steps Montessori Pre-School | 2150 feet to the south |
| Residential North of Limonite Avenue | 120 feet to the north |

**Source:** Distances measured *on Google Earth Pro, 2025.*

[a] *Distances are from site boundary closest to property line of sensitive receiver; they are not the distances used for noise or vibration exposure calculations.*

#### Ambient Noise Levels

In order to characterize existing noise levels, ECORP conducted ambient noise sampling at three locations in the general project area including (ST-1) located near the single-family residences to the west, (ST-2) northeast corner of the Project boundary, (ST-3) near the single-family residences to the north. **Table 4.12-2** lists the measurement points, sampling locations, and measurement results. The purpose of

this noise monitoring was to obtain data on background noise in the Project area, so that the change in noise exposure due to the Project could be evaluated.

The samples were taken between 10:00 a.m. and 11:14 a.m. on July 27, 2022. The 15-minute $L_{eq}$ values ranged from 52.7 to 60.1 dBA. The lowest reading ($L_{min}$) was 41.2 at ST-1 while the highest reading ($L_{max}$) was 71.2 dBA at ST-3.

**Table 4.12-2 MEASURED AMBIENT NOISE LEVELS**

| Location | Sampling Location | 15-Minute $L_{eq}$ (dBA) | Lmin (dBA) | Lmax (dBA) |
|---|---|---|---|---|
| ST-1 | ~200m east of Wineville Avenue and ~50m south of Limonite Avenue | 58.2 | 41.2 | 70.7 |
| ST-2 | ~30m south of Limonite in NE corner of property | 60.1 | 43.1 | 68.2 |
| ST-3 | NW corner of Sky Country Drive and Jupiter Drive, on parkway | 52.7 | 44.7 | 71.2 |

**Source**: Appendix M Noise Impact Analysis ECORP, 2024c.

### 4.12.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to noise or vibration impacts.

### 4.12.4 Regulatory Framework

#### State Regulations

#### California Government Code

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of “normally acceptable”, “conditionally acceptable”, “normally unacceptable”, and “clearly unacceptable” noise levels for various land use types. Single-family homes are “normally acceptable” in exterior noise environments up to 60 CNEL and “conditionally acceptable” up to 70 CNEL. Multiple-family residential uses are “normally acceptable” up to 65 CNEL and “conditionally acceptable” up to 70 CNEL. Schools, libraries, and churches are “normally acceptable” up to 70 CNEL, as are office buildings and business, commercial, and professional uses.

#### Local Regulations

#### City of Jurupa Valley General Plan

The City of Jurupa Valley General Plan Noise Element identifies policies to minimize the impacts of excessive noise levels throughout the City and establish noise level compatibility guidelines for all land

uses. The specific policies outlined in the City's General Plan that are related to noise and that apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

### City of Jurupa Valley Municipal Code Noise Regulations

Stationary-source (operational) noise such as the expected air conditioning units, outdoor activity, pool/spa activity and parking lot vehicle movements are typically evaluated against standards established under a jurisdiction's Municipal Code. However, Section 11.05.010 of the City of Jurupa Valley Municipal Code indicates that this chapter is intended to establish city-wide standards regulating noise. Therefore, potential Project related stationary-source (operational) noise impacts are limited to the generation of a substantial temporary or permanent relative increase in the ambient noise levels. During operation of the Project, a significant noise-related impact would occur if Project operational noise at a noise-sensitive receiver exceeds 65 dBA Leq between 7:00 a.m. and 10:00 p.m. or 45 dBA Leq between 10:00 p.m. to 7:00 a.m.

To control noise impacts associated with the construction of the proposed Project, the City of Jurupa Valley Municipal Code has established limits to the hours of operation. Section 11.05.020 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. In addition, City of Jurupa Valley General Plan Noise Element Policy NE 3.5 limits commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., as well as limiting 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.

## 4.12.5 Methodology

### Construction

Construction noise levels were based on typical noise levels generated by construction equipment as published by the Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA). Construction noise is assessed in dBA $L_{eq}$. This unit is appropriate because $L_{eq}$ can be used to describe the noise level from operation of each piece of equipment separately, and levels can be combined to represent the noise level from all equipment operating during a given period.

Construction noise was estimated with the FHWA Roadway Construction Noise Model (RCNM). Reference noise levels are used to estimate operational noise levels at nearby sensitive receivers based on a standard noise attenuation rate of 6 dB per doubling of distance (line-of-sight method of sound attenuation for point sources of noise).

Noise level estimates do not account for the presence of intervening structures or topography, which may reduce noise levels at receptor locations. Therefore, the noise levels presented herein represent a conservative, reasonable worst-case estimate of actual temporary construction noise. The City of Jurupa Valley has established daytime (80 dBA $L_{eq}$) and nighttime (70 dBA $L_{eq}$) construction noise thresholds for noise-sensitive receivers.

### Operations (Stationary)

Onsite stationary source noise levels associated with the Project have been calculated with the SoundPLAN 3D noise model, which predicts noise propagation from a noise source based on the location,

noise level, and frequency spectra of the noise sources as well as the geometry and reflective properties of the local terrain, buildings and barriers.

**Traffic Noise**

An analysis was conducted of the Project's effect on traffic noise conditions at offsite land uses. In order to determine noise/land use compatibility, traffic noise levels generated by Limonite Avenue, the predominant source of noise in the Project Area, were calculated by ECORP Consulting, Inc. using the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) with trip numbers identified in the City of Jurupa Valley Traffic Impact Analysis Guidelines (2020). The Project's contribution to roadway noise levels has also been calculated with FHWA roadway noise prediction model in conjunction with the trip generation rate identified by Translutions (2024a).

The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures (walls and buildings), barriers, and topography. The noise attenuating effects of the proposed Project's berm and block wall along Limonite Avenue were included in the model.

In general, a 3-dBA increase in traffic noise is barely perceptible to people, while a 5-dBA increase is readily noticeable.

**Vibration**

Ground borne vibration levels associated with construction-related activities for the Project were evaluated utilizing typical ground borne vibration levels associated with construction equipment. Potential ground borne vibration impacts related to structural damage and human annoyance were evaluated, taking into account the distance from construction activities to nearby structures and typically applied criteria for structural damage and human annoyance.

Vibration was evaluated utilizing typical ground borne vibration levels associated with construction equipment, obtained from FTA and Caltrans published data for construction equipment. Potential ground borne vibration impacts related to building/structure damage and interference with sensitive existing receptors were evaluated, considering the distance from construction activities to nearby land uses. The calculated vibration levels were then compared to the City established 0.2 in/sec PPV vibration threshold.

### 4.12.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to noise. Based on these significance thresholds, a project would have a significant noise impact if it would:

***a) 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?***

**Under the City's local significance threshold, the project would have significant effects 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. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of General Plan Figure 7-3. This policy does not apply to noise levels associated with agricultural operations existing in 2017. If the existing ambient noise levels in the project vicinity (as described in a noise study approved by the City), exceed the noise levels in General Plan Figure 7-3, the impact is significant and requires mitigation.

**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.

***b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?.***

**Under the City's local significance threshold, the project would have significant effects if:** The project creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receivers.

***c) 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?***

**Under the City's local significance threshold, the project would have significant effects if:** 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.

## 4.12.7 Environmental Impact Analysis

| Threshold 4.12 (a) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects 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. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of General Plan Figure 7-3. This policy does not apply to noise levels associated with agricultural operations existing in 2017. If the existing ambient noise levels in the project vicinity (as described in a noise study approved by the City), exceed the noise levels in General Plan Figure 7-3, the impact is significant and requires mitigation.

**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.

## Plans, Policies, and Programs (PPPs)

The following include existing regulatory requirements such as plans, policies, or programs, based on federal, state, or local law that apply to the Project and which effectively reduce or avoid impacts from noise. These requirements are also included in the Project's MMRP to ensure compliance.

**PPP 4.12-1** In order to ensure compliance with General Plan Policy NE 3.4 *Construction Equipment*, it shall be required that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.

**PPP 4.12-2** In order to ensure compliance with General Plan Policy NE 3.5 *Construction Noise*, commercial construction activities shall be limited within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and high noise-generating construction activities shall be limited to between 9:00 a.m. and 3:00 p.m.

## Project Design Features (PDFs)

The proposed Project is designed to include all applicable mandatory components associated with the proposed uses that pertain to noise standards.

## Impact Analysis

### Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from Limonite Avenue and Wineville Avenue as well as noise typical of a residential activity. Short-term ambient noise measurements recorded the daytime noise levels in a range from 52.7 to 60.1 dBA Leq with a minimum level of 51.2 dBA and maximum of 71.2 dBA.

### Construction Noise Impacts

Based on the City's significance criteria, construction noise would result in a significant impact if the Project would be inconsistent with General Plan Policy NE 3.5: Construction Noise, and construction noise levels exceed the levels identified in the latest version of the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual. Both conditions would need to be met to identify a potentially significant impact under the City's thresholds.

In addition, as stated in PPP 4.12-1 above, the proposed Project must comply with General Plan Policy NE 3.4 Construction Equipment, which requires all construction equipment to utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer. Furthermore, as stated in PPP 4.12-2 above, the proposed Project must comply with General Plan Policy NE 3.5, Construction Noise, which limits commercial construction activities within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limits high noise-generating construction activities to between 9:00 a.m. and 3:00 p.m.

Noise impacts from construction activities associated with the proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities.

Two types of short-term noise impacts would occur during site preparation and project construction. The first type would result from the increase in traffic flow on local streets, associated with the transport of workers, equipment, and materials to and from the Project site. The transport of workers and construction equipment and materials to a development site would incrementally increase noise levels on access roads leading to the site. Typically, a doubling of the ADT hourly volumes on a roadway segment is required in order to result in an increase of 3 dBA in traffic noise levels, which, as discussed in the characteristics of noise discussion above, is the lowest change that can be perceptible to the human ear in outdoor environments. Individual development project's construction trips would not be expected to double the hourly or daily traffic volumes along roadway segments in the vicinity of a development site. For this reason, short-term intermittent noise from construction trips would not be expected to result in a perceptible increase in hourly or daily average traffic noise levels. Therefore, short-term construction-related noise impacts associated with the transportation of workers and equipment to a development site would be less than significant.

For future development projects, the second type of short-term noise impact is related to noise generated during site preparation, grading, and construction activities. Construction is performed in discrete steps, each of which has its own mix of equipment, and consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on-site. Thus, the noise levels vary as construction progresses. Despite the variety in the types and sizes of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction noise ranges to be categorized by work phase. **Table 4.12-3** shows typical noise levels of construction equipment as measured at a distance of 50 feet from the operating equipment.

**Table 4.12-3 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 |

| Type | Lmax (dBA) at 50 Feet |
|---|---|
| Generator | 81 |
| Paver | 89 |
| Roller | 74 |

*Source: FTA Transit Noise and Vibration Impact Assessment Manual.*

The site preparation phase, which includes excavation and grading activities, generates the highest noise levels because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery and compacting equipment, such as bulldozers, backhoes, front loaders, roller compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings.

The nearest sensitive receptors to the Project Site are residences located approximately 25 feet to the south at the nearest location. As previously mentioned, Policy NE 3.5 of the City's General Plan Noise Element limits 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 limits 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. Furthermore, Policy NE 3.4 requires that all construction equipment utilize noise reduction features that are at least as effective as those originally installed by the equipment's manufacturer. The City does not promulgate a numeric threshold pertaining to the noise associated with construction. This is due to the fact that construction noise is temporary, short term, intermittent in nature, and would cease on completion of the Project.

To estimate the worst-case onsite construction noise levels that may occur at the nearest noise-sensitive receptor and in order to evaluate the potential health-related effects (physical damage to the ear, psychological effects) from construction noise, the construction equipment noise levels were calculated using the Roadway Noise Construction Model and compared against a construction-related daytime noise level threshold of 80 dBA Leq based on the latest version of the FTA Transit Noise and Vibration Impact Assessment Manual to assess the daytime construction noise level impacts.

The majority of construction equipment is not situated at any one location during construction activities but rather spread throughout the Project Site and at various distances from sensitive receptors. Therefore, the analysis employed the Federal Transit Administration (FTA) guidance for calculating construction noiserecommends measuring construction noise produced by all construction equipment from the center of the Project Site (FTA 2018), which in this case is approximately 267 feet from the closest single-family residence on Dana Avenue. The anticipated short-term construction noise levels generated for the necessary equipment for each phase of construction are presented in **Table 4.12-4.**

**Continued on next page.**

**Table 4.12-4. Construction Average (dBA) Noise Levels at Nearest Receptors**

| Construction Phase | Estimated Exterior Construction Noise Level at Nearest Sensitive Receptor (dBA Leq) | FTA Construction Noise Standards (dBA $L_{eq}$) | Exceeds Standards? |
|---|---|---|---|
| Site Preparation | 73.1 | *80* | **No** |
| Grading | 73.7 | *80* | **No** |
| Building Construction, Paving and Painting | 76.0 | *80* | **No** |

Source: Construction noise levels were calculated by ECORP Consulting using the FHWA Roadway Noise Construction Model (FHWA 2006). Refer to Attachment B of the Noise Impact Assessment (Appendix M) for Model Data Outputs.

Notes: Construction equipment used during construction derived from the California Emissions Estimator Model (CalEEMod) version 2022.1. CalEEMod is designed to calculate air pollutant emissions from construction activity and contains default construction equipment and usage parameters for typical construction projects based on several construction surveys conducted in order to identify such parameters. Consistent with FTA recommendations for calculating construction noise, construction noise was measured from the center of the Project Site (FTA 2018), which is 267 feet from the nearest residence. Construction, paving and painting are assumed to occur simultaneously.

Leq = The equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the Leq of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

As shown in **Table 4.12-4**, construction activities would not exceed the 80dBA FTA daytime construction noise threshold during any phase of the construction at the nearby noise-sensitive receptors. Therefore, construction noise impacts would be less than significant.

### 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.[55] 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.

Per the Project's Traffic Impact Analysis conducted by Translutions, the Project expects to generate a maximum of 4,047 daily trips at full occupancy [56]. It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via Limonite Avenue. According to the Traffic Impact Analysis the 2024 background and cumulative project conditions traffic volumes would be approximately 76,824 ADT. The addition of 4,047 trips would not double the traffic volume and therefore would create only a minimal noise increase on traffic generated noise levels and impacts would be less than significant.

### On-Site Operational Noise Impacts

Typical operational sound levels generated by the proposed commercial and single-family residential activities include normal outdoor conversations, air conditioner units, lawn care equipment, restaurant patio noise, unloading of trucks, and internal traffic circulation noise. (ECORP, 2024c)

[55] Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.
[56] Traffic Impact Analysis, Appendix N.

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.[57] Levels exceeding 55 dbA in a residential setting are normally short in duration and not significant in affecting health and welfare of residents**.**

To ensure noise-sensitive land uses are protected from new or Modified Stationary Noise Sources, Policy (NE 1.3) of the General Plan Noise Element, Figure 7-3 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior noise level limits for land uses. Existing residential designated land uses in the Project study area are considered *normally acceptable* with exterior noise levels below 60 dBA CNEL, and *conditionally acceptable* with exterior noise levels of up to 70 dBA CNEL. (Urban Crossroads, 2023, p. 20) As shown below, the Project would be consistent with General Plan Policy NE 1.3 of the Noise Element.

As part of the Noise Impact Analysis for the Project operational noise levels were modeled using the SoundPLAN model found in Appendix D of the Noise Impact Analysis (Appendix M) and were compared to the City's thresholds of 65 dBA Leq for daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq for nighttime (10:00 p.m. to 7:00 a.m.)at the receiving land uses. The modeling scenario includes the features of the Proposed Project, namely the parking lots, retail buildings, residential units, and recreational/park areas. Additionally, the retaining walls along the western and southern borders of the Project Site are accounted for. The modeled operational noise levels ranged from 34.7 to 51.0 dBA as shown below in **Table 4.12-5** Modeled Operation Noise Levels and are all below the 65 dBA daytime and 45 dBA nighttime threshold and therefore impacts related to on-site operational noise would be less than significant.

**Table 4.12-5 Modeled Operational Noise Levels**

| Location | Modeled Daytime/Nighttime Operational Noise Attributed to Project (dBA) | City Daytime/ Nighttime Standard (dBA) | Exceed Daytime/ Nighttime Standard? |
|---|---|---|---|
| #1 Residence West of Site | 43.9 / 34.7 | *65 / 45* | **No/ No** |
| #2 Residence West of Site | 45.4 / 36.0 | *65 / 45* | **No/ No** |
| #3 Residence West of Site | 45.1 / 35.7 | *65 / 45* | **No/ No** |
| #4 Residence South of Site | 48.4 / 38.7 | *65 / 45* | **No/ No** |

[57] 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 March 4, 2025

| Location | Modeled Daytime/Nighttime Operational Noise Attributed to Project (dBA) | City Daytime/ Nighttime Standard (dBA) | Exceed Daytime/ Nighttime Standard? |
|---|---|---|---|
| #5 Residence South of Site | 51.0 / 41.3 | *65 / 45* | **No/ No** |
| #6 Residence South of Site | 50.7 / 41.3 | *65 / 45* | **No/ No** |
| #7 Residence South of Site | 47.0 / 39.7 | *65 / 45* | **No/ No** |
| #8 Residence South of Site | 43.5 / 38.4 | *65 / 45* | **No/ No** |
| #9 Residence South of Site | 41.5 / 38.6 | *65 / 45* | **No/ No** |
| #10 Residence South of Site | 39.6 / 38.6 | *65 / 45* | **No/ No** |
| #11 Residence South of Site | 38.9 / 38.0 | *65 / 45* | **No/ No** |
| #12 Residence South of Site | 38.3 / 37.4 | *65 / 45* | **No/ No** |
| #13 Residence South of Site | 38.9 / 38.3 | *65 / 45* | **No/ No** |
| #14 Residence South of Site | 39.1 / 38.6 | *65 / 45* | **No/ No** |
| #15 Residence South of Site | 38.5 / 38.2 | *65 / 45* | **No/ No** |
| #16 Residence South of Site | 38.5 / 38.3 | *65 / 45* | **No/ No** |
| #17 Residence South of Site | 38.5 / 38.3 | *65 / 45* | **No/ No** |
| #18 Residence South of Site | 37.9 / 37.3 | *65 / 45* | **No/ No** |
| #19 Residence South of Site | 36.2 / 35.9 | *65 / 45* | **No/ No** |

Source: Appendix M Noise Impact Analysis

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.12 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Result in the generation of excessive ground-borne vibration or ground-borne noise levels? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

## Plans, Policies, and Programs

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 impacts to ground borne vibration and ground borne noise levels.

## Project Design Features

There are no PDFs that are related to the topic noise and vibration.

## Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic, construction, and operational 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. The Project operations would not include the use of any stationary equipment that would result in excessive vibration levels.( ECORP, 202).

While vehicular traffic and operational vibrations are rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used.

Based on the representative vibration levels presented for various construction equipment types in **Table 4.12-3** and the construction vibration assessment methodology published by the FTA (2018), it is possible to estimate the potential Project construction vibration levels. The FTA provides the following equation:

[PPVequip = PPVref x (25/D)1.5] **Table 4.13-6** presents the expected Project related vibration levels at a distance of 267 feet.

**Table 4.12-6 Vibration Source Levels for Construction Equipment**

| Equipment | FTA Reference Levels PPV (in/sec) at 25 feet | PPV (in/sec) at 267 feet |
|---|---|---|
| Small bulldozer | 0.003 | 0.0001 |
| Jackhammer | 0.035 | 0.0010 |
| Loaded Trucks | 0.076 | 0.0022 |
| Large bulldozer | 0.089 | 0.0025 |
| Vibratory Roller | 0.210 | 0.0060 |

*Source: ECORP Noise Impact Assessment, Appendix M.*

The closest structure to the Project is minimally 267 feet from the center of the project site. The estimated construction vibration level from a vibratory roller (worst case scenario) would create a vibration level of 0.0060 PPV in/sec at the closet structure, which does not exceed the 0.2 in/sec threshold.[58]

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

No mitigation required.

## Level of Significance After Mitigation

Less than significant.

| Threshold 4.12 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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

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

[58] Noise Impact Analysis, Appendix M

### Plans, Policies, and Programs

No plans, policies, or programs apply to project impacts related to airport noise.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project related to airport noise.

### Impact Analysis

#### Airport Land Use Compatibility

There are no airports within two miles of the Project site. The nearest airport is the Riverside Municipal Airport located approximately 4.5 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, the site is located outside of the airport's compatibility and influence zones.

Additionally, the site is located approximately 6.5 miles west of the Flabob Airport. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the site is located outside of the airport's compatibility and influence zones.

As such, the Project will not result in a hazard for people residing or working in the Project area.

#### Airport Noise

According to According to Maps *RI-3, Noise Compatibility Contours Riverside Municipal Airport* and *FL-3, Noise Compatibility Contours Flabob Airport,* the Project site is located outside the designated noise contours for the airports and thereby not expose residents of the Project to excessive noise levels.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.12.8 Cumulative Impact Analysis

#### *Construction-Related Noise Impacts*

Construction activities associated with the Project, especially activities involving heavy construction equipment would create intermittent periods of noise when construction equipment is in operation and cause a short-term increase in ambient noise levels. The peak noise level anticipated during construction activities would occur during earthmoving activities. The Project's daytime construction activities would reach up to 76.0 dBA Leq during the building construction, paving, and architectural phases at the nearest receptors which is below the City's 80 dBA Leq threshold. The properties adjacent to the Project site are all developed and therefore no additional construction activities would contribute construction noise to the sensitive receptors located in the Project vicinity. There are no other related projects that could combine with construction-related noise levels to create a cumulatively considerable impact. As discussed in Threshold a, construction noise levels do not exceed the City's construction noise thresholds. The proposed Project was determined to result in less than significant impacts associated with construction-

related noise impacts; therefore, the Project is not expected to result in a cumulatively considerable contribution of construction noise that would result in a significant impact. Accordingly, the Project's short-term construction-related noise impacts would not result in a cumulatively considerable short- term impact.

***Operation-Related Noise Impacts***

The Project would not generate an operational related noise level which exceeds the City of Jurupa Valley's exterior daytime or nighttime standards. As identified above, noise impacts from stationary noise sources would be less than significant. Other development projects in the Project area would also be subject the same noise standards as the Project, and there would be no potential for cumulatively considerable operational noise impacts to occur.

***Transportation-Related Noise Impacts***

The Federal Highway Traffic Noise Prediction Model (FHWA-RD-&&-108) was used in combination with traffic data from the Project's Trip Generation Memo conducted by Translutions to estimate the increases in traffic resulting from the Project. Based on the modeled results all adjacent receivers would experience a future noise level less than 65 dBA CNEL or the increase in noise levels would be less than 3 dBA CNEL except the existing noise sensitive receiver locations. Based on the significance criteria for off-site traffic noise, land uses adjacent to the study area roadway segments would experience less than significant noise level impacts due to unmitigated Project-related traffic noise levels along Limonite Avenue, Wineville Avenue, and 63rd Street. Therefore, off-site traffic noise impacts would be less than significant on a cumulative basis.

# 4.13 Population and Housing

## 4.13.1 Introduction

This section describes existing population and housing in the region, City, and Project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to population and housing that could result from implementation of the Project. Information included in this section is based on databases and reports maintained by the U.S Census, the Southern California Association of Governments (SCAG), California Department of Finance (DOF), California Department of Housing and Community Development (HCD), as well as the City of Jurupa Valley General Plan (General Plan).

## 4.13.2 Existing Conditions

### Project Site

The Project site area is approximately 34 acres disturbed/undeveloped land in the City of Jurupa Valley, Riverside County. From a regional perspective the Project is located in the southwestern portion of the City of Jurupa Valley, to the east of the City of Eastvale, and to the north of the City of Norco.

Interstate 15 (I-15) is located approximately 0.5 miles west of the Project site, State Route 60 (SR-60) is located approximately 3 miles north of the Project site, and SR-91 is located approximately 9.7 miles east of the Project site. At the local scale, the Project site is located at the southeast intersection of Limonite Avenue and Wineville Avenue. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east.

### Population

The DOF estimated Jurupa Valley's population to be 104,721, as of January 1, 2024.[59] **Table 4.13-1** summarizes the change in population for Jurupa Valley and Riverside County between 2012 and 2024. Note that the City of Jurupa Valley was incorporated in July 2011; prior to that, it was part of unincorporated Riverside County. The 2012 data is not available on the DOF E-5 Population and Housing Estimates for Cities, Counties, and State 2020-2024 report therefore the City's 2012 population information was obtained from the City's 2017 General Plan Final Environmental Impact Report and the County's from the U.S. Department of Commerce, United States Census Bureau Quick Facts website.

**TABLE 4.13-1 POPULATION CHARACTERISTICS**

| | 2012 | 2020[(3)] | 2024[(3)] | Change, 2012-2024 | Percent Change, 2012-2024 |
|---|---|---|---|---|---|
| City of Jurupa Valley | 96,996[(1)] | 104,801 | 104,721 | 7,725 | 7.96 |
| Riverside County | 2,189,641[(2)] | 2,418,185 | 2,442,378 | 252,737 | 11.54 |

Source: [(1)] 2017 General Plan – City of Jurupa Valley Final Environmental Impact Report, Table 4.3.C
[(2)] U.S. Department of Commerce, United States Census Bureau. QuickFacts, Jurupa Valley City, California. Website: https://www.census.gov/quickfacts/fact/table/riversidecountycalifornia,jurupavalleycitycalifornia,US/PST045224 Accessed March 22, 2025.
[(3)] California Department of Finance 2024 E-5 Population and Housing Estimates for Cities, Counties, and State 2020-2024. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/ Accessed March 22, 2025

[59] California Department of Finance 2024 E-5 Population and Housing Estimates for Cities, Counties, and State 2020-2024. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/ Accessed March 22, 2025

### Population Forecast

SCAG is a regional planning agency that forecasts population, housing, and employment trends for jurisdictions within Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties. SCAG's population forecast for 2040 for the City of Jurupa Valley and Riverside County are shown in **Table 4.13-2**. SCAG's forecast shows the City growing at a much slower pace than Riverside County overall.

**TABLE 4.13-2 POPULATION FORECAST**

| | 2016 | 2045 | Change, 2016 - 2045 | Percent Change, 2016 - 2045 |
|---|---|---|---|---|
| City of Jurupa Valley | 100,100 | 117,800 | 17,700 | 17.69 |
| Riverside County | 2,364,000 | 3,252,000 | 888,800 | 37.56 |

Source: Southern California Association of Governments (SCAG). Connect SoCal Demographics and Growth Forecast. Website: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579. Accessed March 22, 2025.

### Housing

The DOF estimates housing characteristics including number and type of dwelling units, occupancy/vacancy, and persons per household. Estimated available housing, including unit type characteristics, in the City of Jurupa Valley and Riverside County is detailed in **Table 4.13-3**.

**TABLE 4.13-3 Housing Characteristics**

| Housing Unit Type | City of Jurupa Valley | Riverside County |
|---|---|---|
| Single-Family Detached | 23,263 | 611,115 |
| Single-Family Attached | 1,067 | 54,825 |
| Multi-Family | 3,294 | 138,753 |
| Mobile Homes | 1,879 | 77,696 |
| **TOTAL** | **29,503** | **882,389** |
| Persons Per Household | 3.62 | 3.03 |
| Vacancy Rate | 2.9% | 10.1% |

Source: California Department of Finance. 2022. E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1,2020-2024. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/ Accessed March 22, 2025.

### Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is mandated by State housing law as part of the periodic process of updating housing elements of local general plans. State law requires that general plan housing elements identify RHNA targets set by HCD to encourage each jurisdiction in the State to accommodate its fair share of very low, low, moderate, and above moderate-income housing. The RHNA does not promote growth but provides a long-term outline for housing in the context of local and regional trends and housing goals. SCAG determines housing need for communities in Southern California based on three factors: 1) the number of housing units needed to accommodate future population and employment growth; 2) the number of additional housing units needed to allow for housing vacancies; and 3) the number of very low, low, moderate, and above moderate income housing units needed in the community. Additional factors include but are not limited to tenure and the average rate of units needed to replace housing units demolished.

The City of Jurupa Valley's RHNA allocation for the planning period of October 2021 through October 2029 is shown in **Table 4.13-4** below. The City is required to ensure that sufficient sites are planned and zoned for housing and are available to accommodate its need and to implement proactive programs that facilitate and encourage the provision of housing to meet the City's housing needs. According to the General Plan Housing Element, City Planning staff estimates that construction for the Project will begin in 2026 and will build out during the 2021-2029 planning period. This would result in an estimated 232 moderate income residential units being approved and/or constructed.

**TABLE 4.13-4 City of Jurupa Valley RHNA Allocation**

| Household Income Category | Target (Units) |
|---|---|
| Very Low Income | 1,207 |
| Low Income | 749 |
| Moderate Income | 731 |
| Above Moderate Income | 1,810 |
| **TOTAL** | **4,497** |

Source: Southern California Association of Governments (SCAG). 2021. SCAG 6th Cycle Final RHNA Allocation Plan. Website: https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899. Accessed March 22, 2024.

### Employment Projections

SCAG employment projections for the City of Jurupa Valley and Riverside County for 2045 are shown in **Table 4.13-5** below. As shown in the table, Riverside County is anticipated to have a substantial increase in the workforce by 2045.

**TABLE 4.13-5 Employment Projections**

| | 2016 | 2045 | Change, 2016-2045 | Percent Change, 2016-2040 |
|---|---|---|---|---|
| City of Jurupa Valley | 27,100 | 31,300 | 4,200 | 15.5 |
| Riverside County | 743,000 | 1,103,000 | 360,000 | 48.45 |

**Source**: Southern California Association of Governments (SCAG). Connect SoCal Demographics and Growth Forecast. Website: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579. Accessed March 22, 2025.

### Jobs-Housing Balance

The jobs-housing ratio is a general measure of the total number of jobs and housing units in a defined geographic area, without regard to economic constraints or individual preferences. The balance of jobs and housing in an area, in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing, has implications for mobility, air quality, and the distribution of tax revenues. The jobs-housing ratio is one indicator of the Project's effect on growth and quality of life in the area.

SCAG applies the jobs-housing ratio at the regional and subregional levels to analyze the fit between jobs, housing, and infrastructure. A major focus of SCAG's regional planning efforts has been to improve this balance. The American Planning Association (APA) recognizes that an ideal jobs-housing ratio will vary from jurisdiction to jurisdiction. The APA's recommended target jobs-housing ratio is 1.5, with a recommended range of 1.3 to 1.7.-

As shown in **Table 4.13-6** below, the jobs-housing ratio in Jurupa Valley is forecast to decrease between 2016 and 2045, from 1.07 to 0.98 between 2016 and 2045 due to an increase of employment. Additionally, the jobs-housing ratio in Riverside County is estimated to decrease from 1.04 to 1.02 during the same period.

**TABLE 4.13-6 Jobs-Housing Balance**

| | Year | Employment | Households | Jobs-Housing Ratio |
|---|---|---|---|---|
| City of Jurupa Valley | 2016 | 27,100 | 25,300 | 1.07 |
| | 2045 | 31,300 | 31,800 | 0.98 |
| Riverside County | 2016 | 743,000 | 716,000 | 1.04 |
| | 2045 | 1,103,000 | 1,086,000 | 1.02 |

Source: Southern California Association of Governments (SCAG). Connect SoCal Demographics and Growth Forecast. Website: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579. Accessed March 22, 2025.

### 4.13.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to population and housing.

### 4.13.4 Regulatory Framework

#### Federal Regulations

There are no Federal regulations related to population and housing applicable to the Project.

#### State Regulations

##### California Register Housing Element

The State Housing Element Law (Government Code §§ 65580 and 65589) requires each city and county to adopt a general plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. The amount of housing that must be accounted for in a local housing element is determined through the RHNA. In the RHNA process, each region is given a number representing the amount of housing needed based on existing need and expected population growth.

At the State level, the HCD estimates the relative share of the State's anticipated population growth that would occur in each county in the State, based on CDF population projections and historic growth trends. Where there is a regional council of governments, as in the Southern California Area (in this case, the SCAG), the HCD provides the regional housing need to the council. The council then assigns a share of the regional housing need to each of its cities and counties.

Each city and county must update its general plan housing element on a regular basis pursuant to the requirements of Government Code Section 65580, et seq. Among other things, the housing element must incorporate policies and identify potential sites that would accommodate a city's share of the regional housing need. Before adopting an update to its housing element, a city or county must submit the draft to the HCD for review.

### Regional Regulations

#### Southern California Association of Governments

SCAG is the designated regional planning agency for six counties in Southern California: Los Angeles; Orange; San Bernardino; Riverside; Ventura; and Imperial. SCAG is a Joint Powers Authority under California state law, established as an association of local governments that voluntarily convene to address regional issues. It is designated as a Metropolitan Planning Organization under federal law and as a Regional Transportation Planning Agency and a Council of Governments under state law (SCAG, 2022).

#### Regional Housing Needs Assessment

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth but rather allows communities to anticipate growth so that collectively the region and sub-regions can grow in ways that enhance the quality of life, improve access to jobs, promote mobility, and address social equity and fair share housing needs. Local jurisdictions are required by state law to base updates to their General Plan Housing Elements on the most recently adopted RHNA allocation (SCAG, 2022). Housing Element policies that are applicable to the proposed Project are presented in the General Plan Consistency Analysis table in **Section 4.11**, *Land Use and Planning.*

### Local Regulations

#### City of Jurupa Valley General Plan Housing Element

Development of housing in the City of Jurupa Valley is guided by the goals, objectives, and policies of the General Plan and Housing Element. The Project-applicable goals and policies and a discussion of the Project's consistency are discussed in **Table 4.11-2**, *General Plan Consistency Analysis*, in EIR Section 4.11, *Land Use and Planning*.

## 4.13.5 Methodology

The analysis of the Project's potential impacts on population, housing, and employment is based on a comparison of the Project's contribution in light of City of Jurupa Valley projections and policies regarding population, housing, and employment.

## 4.13.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to population and housing. Based on these significance thresholds, a project would have a significant impact on population and housing if it would:

***a) Induce substantial unplanned population growth in an area, either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);***

**Under the City's local significance threshold, the project would have significant effects if:** 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 adopted General Plan, impacts may be significant.

***b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.***

**Under the City's local significance threshold, the project would have significant effects if:** The Project site contains residential housing which will not be replaced by new residential housing on-site, impacts may be significant.

## 4.13.7 Environmental Impact Analysis

| Threshold 4.13 (a) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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)? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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 adopted General Plan, impacts may be significant.

### Plans, Policies, and Programs (PPPs)

There are no PPPs that are related to population and housing.

### Project Design Features (PDFs)

There are no PDFs that are related to population and housing.

### Impact Analysis

As indicated previously, the City's Significance Criteria would be exceeded if:

- The project is in an area that is currently underdeveloped or unserved by major infrastructure; and
- The project would introduce unplanned infrastructure that was not previously evaluated in the adopted General Plan.

The Project would result in the development of up to 232 dwelling units. Based on a ratio of 3.75 persons per household used in the General Plan population forecasts, the potential population for the Project area is 870. Using the growth estimate based on the current State of California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2024 with 2020 Census Benchmark total population times by total housing units, the proposed Project would increase the City's population by approximately 840 persons. (3.62 persons/du with 232 units).[60] This analysis assesses

[60] California Department of Finance. 2022. E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1,2020-2024. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/ Accessed March 22, 2025

whether the construction and operation of the Project would induce direct substantial unplanned population growth or indirect substantial unplanned population growth.

### Construction Impacts

The Project would be developed over a 24-month construction period with final buildout anticipated by 2028. Project construction activities would require contractors and laborers. It is anticipated that general construction labor would be available from the local and regional labor pool and would not result in substantial population growth because the construction jobs are temporary in nature and workers would commute from their respective homes. Additionally, each construction phase (e.g., grading, paving, electrical, etc.) requires different skills and specialties, which would be needed for the length of time of that phase. Because of that, the Project's construction phases would not result in a long-term increase in employment which could induce substantial unplanned population growth from short-term construction activities. Therefore, the Project would not directly or indirectly induce substantial population growth in the City during construction.

### Operational Impacts

The proposed Project area was intended for residential and commercial uses in the existing General Plan Land Use designations and zoning. The City's General Plan projected growth for 2035 exceeds SCAG's 2045 growth projections for the City. The City's General Plan projected 30,237 more residents, 7,533 more households, and 34,581 more jobs as compared to SCAG's forecasts for the City. The Project's proposed population growth of 870 residents and 232 residential units were anticipated in the City's General Plan and represent approximately 2.9 percent and 3.1 percent of the population and households projected growth respectively in the City. Therefore, the buildout of the proposed Project would constitute planned growth in accordance with regional and local projections.

Additionally, Project development would not cause growth in population or housing exceeding regional forecasts for the City of Jurupa Valley. The Project proposes the development of 232 residential units that are estimated to house 870 persons, based on the average household size of 3.75 per household used in the General Plan population forecasts. The population of the City of Jurupa Valley is forecast to increase by 17,700, or approximately 18 percent, between 2016 and 2045 (SCAG, 2020). The Project's contribution to the projected population growth is anticipated to be 4.9 percent.

According to SCAG's SoCal Demographics and Growth Forecast the number of households in the City is estimated to increase by approximately 6,500, or 26 percent, between 2016 and 2045 (SCAG, 2020). The operational population and housing impacts of the proposed Project would be less than significant.

The proposed Project would provide needed housing options in the City to support planned population growth. As shown in **Table 4.13-4**, the City's RHNA Allocation determined that there is a need for 4,497 housing units to meet the City's share of housing needs. The proposed Project would provide up to 232 housing units, which would help to support the housing needs of the City consistent with City's RHNA Allocation. The increase in housing resulting from the construction of the proposed Project would constitute planned growth in accordance with regional and local projections.

### Employment

Project operation is estimated to generate approximately 87 jobs**.** The estimate is slightly conservative in that no employment generation factor for fast food is available; the factor for regional retail (one employee per 275 square feet) was used for the entire 24,000 square foot commercial land use. Employment in the City of Jurupa Valley is forecast to increase by approximately 4,200 between 2016 and

2045 (SCAG, 2020). Project-generated employment would not exceed the regional forecast for the City and thus would have a less than significant impact.

**Infrastructure**

Under the City's thresholds, a project may have a significant impact if it is in an area that is currently underdeveloped or unserved by major infrastructure and the project would introduce unplanned infrastructure that was not previously evaluated in the adopted General Plan. Both conditions must be met to identify a significant impact. Accordingly, while the project would result in the extension of infrastructure into the project site, 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. On-site infrastructure will include connection to infrastructure adjacent to the site. The development of the project site was considered in the General Plan as shown on General Plan Figure 2-5, Land Use Plan. The General Plan identifies and includes the proposed Project's area for future residential and open space development. As such, the extension of infrastructure to the Project site was considered in the General Plan. Overall, the proposed Project's growth has been planned and accounted for, and the proposed Project would not induce substantial unplanned population growth either directly or indirectly. Impacts would be less than significant.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.13 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** The Project site contains residential housing which will not be replaced by new residential housing on-site, impacts may be significant.

### Plans, Policies, and Programs

There are no PPPs that are related to housing displacement.

### Project Design Features

There are no PDFs that are related to housing displacement.

### Impact Analysis

Under existing conditions, The Project site is currently vacant and undeveloped and therefore does not currently provide any housing units, does not support a residential population, and would not result in any impacts to existing housing. Therefore, the proposed project would not displace substantial numbers of existing housing, necessitating the construction or replacement housing elsewhere.

### Level of Significance Before Mitigation

No Impact.

### Mitigation Measures

No mitigation measures required.

### Level of Significance After Mitigation

No Impact

## 4.13.8 Cumulative Impact Analysis

As discussed above, the Project would provide 232 dwelling units in the City. Related projects in the City shown in **Table 4.0-1** of this EIR, would provide an additional 1,643 dwelling units and 135,705 square feet of commercial self-storage uses. The related projects' commercial self-storage uses would generate approximately 5 jobs,[2], which when combined with the Project, results in 92 jobs. The related projects' residential uses would generate approximately 6,161 residents,[3] which when combined with the Project, results in 7,031 residents. As shown in **Table 4.13-7** *Cumulative Projects Population, Housing, and Employment Growth Trends in Jurupa Valley*, the City's General Plan projected growth for 2035 exceeds SCAG's 2045 growth projections for the City. The City's General Plan projected 30,237 more residents, 7,533 more households, and 34,581 more jobs as compared to SCAG's forecasts for the City. The Project's proposed population growth of 870 residents and 232 residential units were anticipated in the City's General Plan and represent approximately 2.9 percent and 3.1 percent of the population and households projected growth respectively in the City. Therefore, the cumulative impacts associated with population and housing would be less than significant.

### Table 4.13-7 Cumulative Projects Population, Housing, and Employment Growth Trends in Jurupa Valley

| | Existing (2024) | Buildout Year (2028) Without Project[2] | Project + Related Projects in City | Buildout Year (2028) Plus Related Projects | City of Jurupa Valley General Plan (2035) | SCAG Growth Projections (2045) |
|---|---|---|---|---|---|---|
| Population | 104,721[1] | 112,045 | 7,031[3] | 119,076 | 152,587 | 117,800 |
| Household | 28,651[1] | 31,341 | 1,875 | 33,216 | 39,333 | 31,800 |
| Employment | 28,259[2] | 29,997 | 92 | 30,089 | 65,881 | 31,300 |
| Job-Housing Ratio | 0.98 | 0.96 | - | 0.91 | 1.67 | 0.98 |

[1] Values are from the California Department of Finance (DOF), as shown in Section 4.13.2.
[2] These values are prorated from SCAG's demographic data contained in Table 4.13-1.
[3] Assuming an average household size of 3.75

Under existing conditions, there are no existing people or housing located on-site. As such, the Project has no potential to contribute to a cumulatively significant impact associated with the need to construct unplanned housing units.

*Continued on Next Page.*

# 4.14 Public Services

## 4.14.1 Introduction

This section of the DEIR discusses the Project's impacts on public services including fire protection, police protection, schools, parks, and other public facilities. It describes the existing services and facilities in the Project area and analyzes: 1) if the existing public services and facilities would be sufficient to accommodate the Project; 2) the impacts of the Project on existing services and facilities; and 3) the Project's consistency with the applicable regulatory requirements related to the services.

## 4.14.2 Existing Conditions

### Fire Protection Services

The Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the City of Jurupa Valley including the Project site. The nearest fire stations to the Project site are the Eastvale Fire Station #27 at 5721 Mission Boulevard, approximately 2.1 miles to the southwest, and Jurupa Valley Fire Station #16 at 9270 Limonite Avenue, 3.1 miles to the east. (Google Earth, 2025).

### Police Protection Services

The Riverside County Sheriff's Department (RCSD) provides law enforcement service to the City of Jurupa Valley including the Project site. The RCSD Jurupa Valley Station, at 7477 Mission Boulevard in the City of Jurupa Valley, serves the cities of Norco and Eastvale in addition to Jurupa Valley, as well as several communities in the northwest part of unincorporated Riverside County. The Jurupa Valley Station consists of patrol and investigative functions. (RCSD, 2025).

### Schools

The Jurupa Unified School District (JUSD) provides K-12 public school services for the Project site. The Project site is in the attendance boundaries of the three schools listed below in **Table 4.14-1**. JUSD uses student generation factors shown below in **Table 4.14-2**.

**Table 4.14-1 SCHOOLS SERVING THE PROJECT SITE**

| School and Address | Enrollment, 2021-22 |
|---|---|
| Sky Country Elementary<br>5520 Lucretia Avenue | 475 |
| Mira Loma Middle School<br>5051 Steve Avenue | 721 |
| Jurupa Valley High School<br>10551 Bellegrave Avenue | 1,638 |

Sources: California Department of Education, 2024
Jurupa Unified School District, District Maps:
https://jurupausd.org/schools/Pages/Maps.aspx

**Table 4.14-2 JURUPA UNIFIED SCHOOL DISTRICT STUDENT GENERATION FACTORS**

| School Level | Student Generation Factor(1) | Enrolled Students |
|---|---|---|
| Elementary (Grades TK-6) | 0.3223 | 9,802 |
| Middle (Grades 7 -8) | 0.0918 | 2,485 |
| High (Grades 9 -12) | 0.1958 | 5,443 |
| **Total** | **0.6099** | **17,730** |

Sources: Education Data Partnership: https://www.ed-data.org/district/Riverside/Jurupa-Unified Accessed March 26, 2025
Residential and Commercial/Industrial Development Fee Justification Schedule (2020)
https://jurupausd.org/board_/Jurupa%20Schools%20Facilities%20Agendas/DFJS%20JURUPA%20USD%202024_FINAL.pdf#search=student%20generation%20factors Accessed: March 26, 2025

(1) Student Generation Factors are determined by taking the total student enrollment and dividing by the total number of residential units within the District's boundaries.

### Parks

The Jurupa Area Recreation and Parks District (JARPD) builds and maintains parks, and offers recreation services, in the City of Jurupa Valley, including the Project site, and part of the City of Eastvale. No parks are present onsite; the nearest public parks to the Project site are Limonite Meadows Park located approximately 0.4 miles southwest; Laramore Park and Arena located approximately 0.65 miles northeast; Wineville Park located approximately 0.75 miles northeast; and Vernola Family Park, located approximately 1 mile north. Additionally, the Riverside County Regional Park and Open Space District operates several parks in the City of Jurupa Valley. Refer to Section 4.15, *Recreation* for more detailed discussion regarding parks and recreational facilities in the region.

### Library

The Riverside County Library System (RCLS) serves much of Riverside County including the City of Jurupa Valley. RCLS has two facilities in the City of Jurupa Valley. The Louis Rubidoux Library is at 5840 Mission Boulevard, and the Glen Avon Library is at 9244 Galena Street. The Rubidoux Library has a collection of 62,500 items and 67 computers. The Glen Avon Library has a collection of 40,500 items and 18 computers Other services at the libraries include wireless internet, printing services, and study rooms. (R&CS, 2020).

## 4.14.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments relevant to public services were received.

### Fire Protection Services

No comments regarding fire protection and emergency medical services were submitted during the DEIR scoping phase.

### Police Protection Services

No comments respecting police facilities or police protection were submitted during the DEIR scoping phase.

**Schools**

No comments respecting schools were submitted during the DEIR scoping phase.

**Parks**

No comments respecting park facilities or services were submitted during the DEIR scoping phase.

**Library**

No comments regarding library facilities were submitted during the DEIR scoping phase.

### 4.14.4 Regulatory Framework

#### Federal Regulations

No federal plans, policies, regulations, or laws related to public services are applicable to the proposed Project.

#### State

***California Code of Regulations, Title 24, Part 2, California Building Code***

Current law states that every local agency enforcing building regulations, such as cities and counties, must adopt the provisions of the California Building Code (CBC) within 180 days of its publication date, which is established by the California Building Standards Commission. The most recent building standard adopted by the Legislature and used throughout the State is the 2022 version of the CBC, often with local, more restrictive amendments that are based on local geographic, topographic, or climatic conditions. The CBC is updated on a three-year cycle, and the 2022 CBC took effect on January 1, 2023. The building standards in the California Building Code apply to all locations in California, except where more stringent standards have been adopted by state agencies and local governing bodies.

***California Code of Regulations, Title 24, Part 9, California Fire Code***

Requirements in the California Fire Code (CFC) are for building and equipment design, such as fire-rated construction, alarm systems, sprinkler systems, and means of egress; requirements for specific land uses, including airports, dry cleaners, gas stations, and automotive service businesses; hazardous materials; fire flow requirements; and fire hydrant spacing. Other fire safety requirements of the CFC are related to the provision of fire resistance standards for doors, building materials, and particular types of construction, and clearance of debris within a prescribed distance from occupied structures within wildfire hazard areas. The CFC is updated on a three-year cycle, and the 2022 CFC took effect on January 1, 2023.

***Mitigation Fee Act: California Government Code Sections 66000 et seq.***

The Mitigation Fee Act (California Government Code Sections 66000 et seq.) authorizes local agencies to impose fees for public facilities as a condition of approval of a development project defraying all or part of the cost of public facilities related to the Project (California Legislative Information, 2023).

To assist in providing school facilities to serve students generated by new development projects, the State passed Assembly Bill (AB) 2926 in 1986. This bill allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees are also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of costs for construction, modernization, and reconstruction projects.

Senate Bill (SB) 50, which passed in 1998, provides a comprehensive school facility financing and reform program and enables a statewide bond issue to be placed on the ballot. The provisions of SB 50 allow the state to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 also establishes a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities resulting from increased enrollment. Under this legislation, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the number of funds that the district would be eligible to receive from the State. According to § 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation."

SB 50 establishes three levels of developer fees that may be imposed upon new development by the governing board of a school district depending upon certain conditions within a district.

**Level 1:** Level 1 fees are the base statutory fees. These amounts are the maximum that can be legally imposed upon new construction projects by a school district unless the district qualifies for a higher level of funding.

Pursuant to § 65995 of the California Government Code, as of February 2022 the statutory maximum Level 1 school fees that may be levied by a school district on new development is a maximum of $4.79 per assessable square foot of residential construction and a maximum of $0.78 per square foot of enclosed and covered space for commercial/industrial development. These rates are established by the State Allocation Board and may be increased to adjust for inflation based upon a statewide cost index for Class B construction. To implement Level 1 fees, the governing board of a school district must adopt a nexus study linking development impacts and the need for the construction of new facilities. Although not standard, such studies are frequently referred to as a Developer Fee Justification Study.

**Level 2:** Level 2 fees allow the school district to impose developer fees above the statutory level, up to 50 percent of new school construction costs. To implement Level 2 fees, the governing board of the school district must adopt a School Facilities Needs Analysis (SFNA) and meet other prerequisites in accordance with § 65995.6 of the California Government Code.

The purpose of an SFNA is to determine the need for new school facilities attributable to growth from new residential development (California Government Code § 65995.6). An SFNA documents that the district has met prerequisite eligibility tests and calculates the fee per square foot of new development. If the school district is eligible for state new construction funding, the state will match the Level 2 fees if funds are available.

**Level 3:** If the State of California's bond funds are exhausted, a school district that is eligible to impose Level 2 fees is authorized to impose even higher fees. These fees are commonly referred to as "Level 3 fees" and are equal to 100% of land and construction costs of new schools required as a result of a new development.

### Quimby Act

The Quimby Act (California Government Code § 66477) was established by the California Legislature in 1965 to preserve open space and parkland in rapidly urbanizing areas of the State. The Quimby Act allows cities and counties to establish requirements for new development to dedicate land for parks, pay an in-lieu fee, or provide a combination of the two. (See Section 4.15, Recreation for further discussion).

### Local

#### City of Jurupa Valley Municipal Code

The City of Jurupa Valley Municipal Code Chapter 3.75 requires payment of a development impact fee to the City to assist the City in funding improvements to public facilities and/or to offset the incremental increase in the demand for public services that would be created by development projects.

#### City of Jurupa Valley General Plan

The City's General Plan Community Safety, Services, and Facilities Element (City of Jurupa Valley, 2017) includes policies addressing fire prevention and natural gas shutoff in case of emergencies. The specific policies outlined in the City's General Plan Community Safety, Services, and Facilities Element that are related to police and fire protection services that apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

The City's General Plan Conservation and Open Space Element (City of Jurupa Valley, 2017), includes policies addressing environmental resource protection, public facilities, parkland, recreation, and trail facilities. The specific policies outlined in the City's General Plan Conservation and Open Space Element that are related to parks and that apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

#### City of Jurupa Valley Municipal Code

City of Jurupa Valley Municipal Code § 7.25.020 requires the dedication of land and/or payment of fees for parks as a condition of approval of a tentative map or parcel map dividing the land for residential purposes. The dedication of land and/or fees shall be in the amount of three acres per 1,000 residents (Municode, 2023).

The City of Jurupa Valley Municipal Code Chapter 3.75 requires payment of a development impact fee to the City to assist the City in funding improvements to public facilities and/or to offset the incremental increase in the demand for public services that would be created by development projects, including libraries.

## 4.14.5 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to public services. Based on these significance thresholds, a project would have a significant impact on public services if it would:

**a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the 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 following public services:**

**i. Fire Protection.**

**Under the City's local significance threshold, the project would have significant effects if:** The project substantially affects fire-rescue response times (i.e., increases 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..

**ii. Police Protection**

**Under the City's local significance threshold, the project would have significant effects if:** The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.

**iii. Schools**

**Under the City's local significance threshold, the project would have significant effects if:** As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following the protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts on school services.

**iv. Parks**

**Under the City's local significance threshold, the project would have significant effects if:** 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.

**v. Other Public Facilities (Library)**

**Under the City's local significance threshold, the project would have significant effects if:** The project will result in creating deficiencies in library services in the area that are not offset by the payment of development impact fees.

*Continued on Next Page.*

### 4.14.6 Environmental Impact Analysis

| Threshold 4.14 (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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:**

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.

### Plans, Policies, and Programs (PPPs)

PPPs that are related to public services are listed under each individual public service.

### Project Design Features (PDFs)

There are no PDFs that are related to public services.

## Fire Protection

### Impact Analysis

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 4.14-1** The Project applicant shall comply with all applicable 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 4.14-2** 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.

Implementation of the Project would increase the overall demand on fire protection and emergency services in the City. Project buildout would result in an increase of approximately 870 residents. This growth in accordance with the Project is expected to create the typical range of fire and emergency service calls, and would increase call volumes, which could impact response times for emergency and non-emergency services. To offset the increased demand for fire protection services, **PPP 4.14-1** pertaining to compliance with applicable codes, ordinances, and standard conditions and **4.14-2** pertaining to the payment of Development Impact Fees 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.

The Riverside County Fire Department (RCFD) provides fire protection services to the Project area. The Project would be primarily served by the three closest Riverside County Fire Stations. Fire Station No. 16 is located approximately 3 roadway miles east of the Project site at 9270 Limonite Avenue, Fire Station No. 27 is located approximately 2.1 roadway miles west/southwest at 7067 Hamer Avenue in Eastvale, and Fire Station No. 17 located approximately 4.5 roadway miles northeast at 10400 San Sevaine Way.

According to the RCDF Operational, Standards of Cover, and Contract Fee Analysis Final Report, (RCFD. 2016), the goals response includes call-processing under 60 seconds, turnout time for EMS response under 60 seconds, turnout time for fire response under 80 seconds, and travel time in an urban area under 4 minutes and 30 seconds or a total response time of 6 minutes 30 seconds for EMS and 6 minutes 50 seconds for fire response the Project (See **Table 4.14-3** RCFD Response Time Goals).

### Table 4.14-3 RCFD Response Goals

| RCFD Fire Station | Call Processing and Turnout time EMS | Call Processing and Turnout time Fire | Travel Time | Total Response Time (EMS/FIRE) |
|---|---|---|---|---|
| Station 16 | 2:00 | 2:20 | 3:01 | 5:01/5:21 |
| Station 27 | 2:00 | 2:20 | 4:02 | 6:02/6:22 |
| Station 17 | 2:00 | 2:20 | 5:30 | 7:30/7:50 |

Sources: RCFD Operational, Standards of Cover, and Contract Fee Analysis Final Report; RCFD Comment Letter Dated May 23, 2024

The City General Plan considers the proposed Project as planned growth within the City. The General Plan Final EIR stated that future development under the General Plan would be required to be designed, constructed, and operated per applicable fire prevention/protection standards established by the City.

Furthermore, the Municipal Code requires payment of the Development Impact Fee **(PPP 4.14-2)** to assist the City in providing for fire protection services.[61] 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. Finally, the General Plan identifies the need for expanding public service by establishing Program CSSF 2.2, which would ensure the provision of sufficient public facilities and services prior to, or concurrently with, new development.

Because the Project does not include construction of new fire protection facilities, does not generate a need for additional facilities, and as shown in **Table 4.14-3** response time to the Project site from the closet station and second closest station are below the RCFD goal of 6 minutes 30 seconds for EMS and 6 minutes 50 seconds for fire response the Project does not substantially affect Fire-Rescue response times (i.e., increases 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, with implementation of PPP **4.14-1 and PPP 4.14-2**, impacts related to fire protection are less than significant.

## Police Protection

### Impact Analysis

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

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

**PPP 4.14-2** 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 (RCSD) 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 **(PPP 4.14-2)** to assist the City in providing for public services, including police protection services[62]. 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

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

[62] Ibid.

physically altered sheriff facilities in order to maintain acceptable service ratios, response times or other performance objectives.

Buildout of the Project would increase demands for police protection services in the City. During the construction and operation of the Project, the need for police services is expected to grow due to the increase in population and associated potential for additional crime and accidents. Crime and safety issues during Project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. After construction, the Project is anticipated to generate a typical range of police service calls as similar developments, such as vehicle burglaries, residential thefts, disturbances, and driving under the influence.

The increase in demands on police services resulting from the implementation of the Project would not adversely impact RCSD's existing resources. The Project site is located in a developed area of the City that is routinely patrolled by the Sheriff's Department. There are currently no staffing or equipment deficiencies in the service area. The increase in police services needed would not require the construction of a new police station or improvements to the existing station that serves the Project site. Implementation of the Project would result in an increase in calls for service; however, this increase would not adversely impact RCSD's existing resources.

Moreover, the Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing public services, including police protection services. 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.

Because the Project can be served by existing Sheriff Department resources, does not include construction of new police facilities and does not generate a need for new or altered sheriff facilities, with implementation of PPP 4.14-2, increases in demands for police protection resulting from implementation of the Project would not have significant impacts on RCSD services.

## 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 4.14-2** above is applicable to the Project

**PPP 4.14-3** 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 232 new residential units that would result in a population increase of approximately 870 residents. The increase in population may directly result in additional students to be served by the Jurupa Unified School District.

Schools serving the Project site include Sky Country Elementary, Mira Loma Middle, and Jurupa Valley High School. **Table 4.14-4,** *Project Student Populations*, provides an estimate of the number of K-12 grade level students by school type that would be generated by the Project. The estimate use student generation

rate is specific to JUSD and are based on general citywide single- and multifamily housing developments. Student generation rates are used by school districts to estimate the number of students generated by new development in order to determine whether or not existing school facilities would be adequate for future students.

**Table 4.14-4** also calculates the addition of net new students that could be generated at Project buildout to the current enrollment in order to determine if there would be adequate capacity at schools serving the Plan Area.

### Table 4.14-4 Project Student Populations

| Grade Level | Student Generation Rates | Project Residences | Project Generated Students | Current Enrollment (2022-2023) | Current Enrollment + Project | Total Capacity | Remaining Capacity |
|---|---|---|---|---|---|---|---|
| Elementary School | 0.3223 | 232 | 75 | 9,802 | 9,877 | 11,031 | 1,154 |
| Middle School | 0.0918 | | 21 | 2,485 | 2,506 | 3,037 | 531 |
| High School | 0.1958 | | 45 | 5,443 | 5,488 | 6,982 | 1,494 |
| **Total** | **0.69099** | **232** | **141** | **17,730** | **17,871** | **21,050** | **3,179** |

Sources: Education Data Partnership: https://www.ed-data.org/district/Riverside/Jurupa-Unified Accessed March 26, 2025
Residential and Commercial/Industrial Development Fee Justification Schedule (2020)
:https://jurupausd.org/board_/Jurupa%20Schools%20Facilities%20Agendas/DFJS%20JURUPA%20USD%202024_FINAL.pdf#search=student%20generation%20factors Accessed: March 26, 2025

This approach is conservative because student enrollment fluctuates over time. As shown in **Table 4.14-4** the Project would generate approximately 141 students at buildout, consisting of 75 elementary school students, 21 middle school students, and 45 high school students. There is adequate capacity in all school levels to serve the Project site students. The Project in combination with current enrollment would leave a remaining capacity of 3,179 total students, including 1,154 elementary students, 531 middle school students, and 1,494 high school students.

The Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Based on the above analysis, with implementation of **PPP 4.14-2 and 4.14-3**, impacts related to schools are less than significant.

## 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 4.14-2** above is applicable to the Project

**PPP 4.14-4** Prior to the issuance of a building permit, the Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.

The Project proposes 232 residential units that may increase the overall population of the City and generate additional need for parkland. The proposed Project site includes recreation 2 dog parks with

relief stations, rentable community garden space, a recreation center with community spa and pool, open spaces, two tot lots with play structures, shaded areas and picnic tables, equestrian hitching area, and equestrian and multipurpose trails. The total homeowner association (HOA) maintained parks, open space and recreation center is 2.02 acres, the total JARPD maintained equestrian trail is 0.16 acres, the total City maintained right-of-way multipurpose trails and parkway landscaping will be 1.71 acres for a total of 3.89 acres of recreational amenities. Additionally, several public parks are within close proximity to the Project site including Limonite Meadows Park located approximately 0.4 miles southwest, Laramore Park and Arena located approximately 0.65 miles northeast, Wineville Park located approximately 0.75 miles northeast, and Vernola Family Park, located approximately 1 mile north.

Therefore, with implementation of **PPP 4.14-4**, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks or recreational facilities or the need for new or physically altered parks or recreational facilities. Refer to Section 4.15, *Recreation*, for further discussion.

**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 4.14-2** 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 7.8 roadway miles northeast of the Project site's center.

Project buildout would increase population onsite by an estimated 870 residents, thus increasing demand for library services. Increased demands are expected to most affect the library facilities closest to the Project site - that is the Glen Avon Library, approximately 3.76 miles to the northeast of the Project site. Project impacts on the RCLS would include needs for increased staffing, increased collection budget, and increased operating hours. Although future Project residents would be mainly served by the Glen Avon Library, they would have access to all libraries within RCLS's system including the Eastvale Library approximately 2.25 miles to the southwest. Additionally, demand on library services would be incremental and would not require the need for new or expanded physical library facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services and/or equipment for Public Facilities including libraries. Implementation of **PPP 4.14-2** and 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.[63]

## Level of Significance Before Mitigation

Less than significant.

[63] Ibid.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.14.7 Cumulative Impact Analysis

**Fire Protection Services**

Residential and employment population increases and associated increases in the demand for public services have been taken into account in long-range planning efforts on behalf of the City and the agencies providing public services to the area.

As with the Project, related projects within the City would also be required pay development impact fees to assist in providing for fire protection facilities, including fire stations. Increased property and sales tax from future new developments would provide additional funding for any capital improvements necessary to maintain adequate fire protection facilities, equipment, and/or personnel. By maintaining a consistent level of service through expansion of facility improvements, RCFD would be able to ensure that its performance objectives are consistently met. In addition, compliance with the existing regulations would maintain adequate access within the Project site, which further ensures an adequate level of service for fire protection and emergency services to residents, workers, and visitors in the Project site. Furthermore, individual development projects pursuant to the City's General Plan would be reviewed by the City and RCFD, as well as would be required to comply with all applicable building code and other code requirements in effect at the time building permits are issued. Therefore, the Project's increased demand for fire protection services, in conjunction with the increased demand for cumulative development pursuant to the City's General Plan, would not result in significant cumulative impacts.

**Police Protection Services**

Local population growth would result in an increased demand for public services and facilities, including law enforcement. Service providers would continue to evaluate levels of service and potential funding sources to meet demand. The County performs long-range planning for the provisions of public services and facilities based on its growth projections, which are revised over time and includes areas within the City. Through assessments of the County's capital improvement needs and annual budget review process, sheriff department needs are assessed, and budget allocations are revised accordingly to ensure that adequate levels of sheriff services, including police protection facilities, equipment, and/or personnel, are maintained throughout the City.

As with the Project, related projects within the City would also be required to pay DIF fees to assist in providing police protection facilities, including police stations. Increased property and sales tax from future new developments would provide funding for any capital improvements necessary to maintain adequate police protection facilities, equipment, and/or personnel. By maintaining a consistent level of service through expansion or facility improvements, RCSD would be able to ensure that its performance objectives are consistently met. Furthermore, individual development projects would be reviewed by the City through its development review process and would be required to comply with the requirements in effect at the time building permits are issued.

Therefore, the demand for police services would not be adversely affected by the Project in conjunction with cumulative development pursuant to the City's General Plan. No significant cumulative impacts related to police services are anticipated.

### School Services

Cumulative development in the JUSD service area, including other projects, may generate a substantial increase in student population in JUSD schools. Assuming JUSD's enrollment increases, administrators would seek short-term and long-term remedies to accommodate those added students. In recognition of these conditions, the State Legislature provided authority for school districts to assess impact fees for both residential and nonresidential development projects. Those fees, as authorized under Education Code Section 17620(a) and Government Code Section 65995(b), are collected by municipalities at the time building permits are issued and conveyed to the affected school district in accordance with a defined fee structure. The payment of these fees constitutes full mitigation for the impacts generated by new development, per Government Code Section 65995. Since the Project and cumulative development must pay appropriate impact fees, no cumulative impact would occur as a result of the implementation of the Project in conjunction with other area-wide development activities. Cumulative project impacts would be less than significant.

### Parks

As discussed in Section 4.15, Recreation, cumulative development will increase the demand in parks and recreational facilities. However, all new residential development is required to either dedicate parkland, pay park facilities impact fees, or both dedicate land and pay fees, in order to offset the cost to expand or construct new park and recreational space and facilities that adequately serve the City's growing population. Therefore, cumulative project impacts would be less than significant.

### Other Public Facilities

Cumulative population growth within the service area as a result of the related projects will likely increase the demand for library services. Similar to the Project, future residents of development projects within the City of Jurupa Valley may visit the Glen Avon Library. However, future residents would have access to all 35 RCLS branch libraries, online resources, and interlibrary loans. Therefore, library capacity would not be significantly impacted, and cumulative project impacts would be less than significant.

# 4.15 Recreation

## 4.15.1 Introduction

This section of the DEIR discusses the Project's impact on public recreation and parks facilities. It describes the existing public recreation and parks facilities in the Project area and analyzes (1) if the existing parks and recreation facilities would be sufficient to accommodate the Project; (2) the impacts of the Project on existing parks and recreation facilities; and (3) the Project's consistency with the applicable City goals and regulatory requirements related to parks and recreation.

## 4.15.2 Existing Conditions

The following information is summarized from the City's General Plan Community Safety, Services, and Facilities Element. Parks and recreation facilities within the City are provided primarily by the Jurupa Area Recreation and Park District (JARPD) and the Riverside County Regional Park and Open-Space District.

### Riverside County Regional Park and Open-Space District

The Riverside County Regional Park and Open Space District operates the following parks and recreational facilities within the City:

- **The Cove Waterpark.** Located at 4310 Camino Real, The Cove is operated by a private concession under the auspices of the County of Riverside Park and Open-Space District. It was developed in partnership with the Economic Development Agency and the Jurupa Unified School District. Also called the Jurupa Aquatic Center, the facility consists of 7.5 acres with a waterpark and a competition sports pool. The Caribbean-themed waterpark consists of a children's activity pool and splash playground, river rafting, a water slide, a wave machine for surfing, a multi-purpose room, restrooms and lockers, a picnic area, and concessions.
- **Rancho Jurupa Park and Campground.** Located at 4800 Crestmore Road, Rancho Jurupa Park and Campground is a 200-acre regional park and serves as a popular destination for local campers and anglers as well as out-of-town visitors. The Park offers 140 camping sites, 5 cabins, and two 3-acre lakes. Rancho Jurupa Park offers many amenities, including a "splash pad" for water play, rock climbing, picnic areas, children's playgrounds, miniature golf and a disc golf course, and fishing.
- **Rancho Jurupa Regional Sports Park.** Located at 5249 Crestmore Road, the Rancho Jurupa Regional Sports Park provides 32 acres of well-maintained, natural, and synthetic turf fields. It is comprised of four large marked and lighted synthetic turf fields; two large natural turf fields, plus nine smaller natural turf fields; and a plaza with picnic shelters, restrooms, a snack bar, and two playgrounds. The Park provides individual, team, and group play facilities year around. (City of Jurupa Valley, 2017a, pp. 8-36 to 8-37)
- **Mary Tyo Trailhead Equestrian Staging Area**. Located in the southeast corner of Ridgeview and Limonite Avenues near the Santa Ana River, the Mary Tyo Trailhead Equestrian Staging Area includes a staging area, trailhead, parking lot, and picnic area. It is owned and operated by Riverside County Regional Park and Open Space District.

### Jurupa Area Recreation and Park District

JARPD offers a diverse range of parks, playgrounds, greenbelts, trails, and recreation facilities. JARPD also manages youth sports, classes, special events, childcare, after-school programs, summer programs, community classes, community involvement programs, and reservations for ball fields, picnics, and facilities. As shown in **Table 4.15-1**, *Existing Parks and Recreation Facilities Inventory*, JARPD owns and maintains over approximately 258.12 acres of developed park space and 157.67 acres of undeveloped parks and open space within Jurupa Valley. Additionally, Downey Park is a 26-acre City owned park that is located adjacent to and northerly of the Santa Ana River with the entrance at the southeast corner of 64th and Downey Street. **Figure 4.15-1,** *Existing Parks and Recreational Facilities*, depicts the existing parks and recreational facilities within the City.

**Table 4.15-1 Existing Parks and Recreation Facilities Inventory**

| Name | Address | Acreage | Amenities |
|---|---|---|---|
| Abagail Park | 7775 Abagail Street | 0.14 | Playground |
| Avalon Park | 2510 Avalon Street | 10.00 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, sand volleyball, gymnasium, and restrooms |
| Cambria Park | 5471 Harmony Drive | 0.54 | Playground, grassy area, picnic tables, and picnic shelter |
| Cantera Park | 7102 Almandine Way | 55 | Playground, grassy area, picnic tables, restrooms, walking trail |
| Centennial Park | 7330 Jurupa Road | 23.73 | Grassy Area |
| Clay Park | 8029 Havenview Drive | 6.45 | Playground, grassy area, picnic tables, outdoor basketball, sand volleyball, restrooms, and picnic shelter |
| Delaware Greenbelt | 6986 Delaware River Drive | 0.25 | Grassy area and picnic tables |
| Esplanade Park | 11353 Bellegrave Avenue | 5.0 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, basketball gymnasium, restrooms, and picnic shelter |
| Felspar Arena | Felspar and 58th Street | 1.50 | Equestrian arena |
| Glen Avon Heritage Park | 7701 Mission Blvd. | 11.63 | Playground, grassy area, picnic tables, outdoor basketball, restrooms, splash ground, and picnic shelter |
| Harmony Park | 5641 Treasure Drive | 0.59 | Playground, grassy area, picnic tables, outdoor basketball, and picnic shelter |
| Harvest Village Park | 6047 Peregrine Drive | 0.5 | Playground, grassy area, picnic tables, and picnic shelter |

| Name | Address | Acreage | Amenities |
|---|---|---|---|
| Horseshoe Lake Park | 8788 Lakeview Ave | 13.73 | Playground, grassy area, picnic tables, outdoor basketball, equestrian arena, picnic shelter, walking trail, and outside exercise equipment |
| Knowles Field | 5001 Poinsetta Place | 6.41 | Ballfields and restrooms |
| Laramore Park and Arena | 11380 Little Dipper Street | 5.18 | Playground, grassy area, picnic tables, equestrian arena, and restrooms |
| Limonite Meadows Park | 6596 Pat's Ranch Road | 3.49 | Playground, grassy area, and picnic tables |
| Moon River Park | 6859 Moonriver Street | 0.35 | Playground, grassy area, and picnic tables |
| Mountain Vista Park | 5480 Starling Drive | 0.5 | Grassy area, outdoor basketball, walking trail, and outside exercise equipment |
| Pleasant Valley Park | 11855 Plover Way | 0.75 | Playground, grassy area, picnic tables, outdoor basketball, and walking trail |
| Quarry Park | 3146 Quarry Road | 0.45 | Playground, grassy area, picnic tables, and walking trail |
| Rancho Jurupa Regional Sports Park | 5249 Crestmore Road | 36 | Playground, grassy area, picnic tables, ball fields, restrooms, picnic shelters |
| Rancho Mira Loma Park | 3206 Wysocki Lane | 6.41 | Playground, grassy area, picnic tables, outdoor basketball, restrooms, and picnic shelter |
| Rick Thompson Arena and Agate Park-Harvey Field | 8629 Jurupa Road and 8623 Jurupa Road | 13.18 | Equestrian Arena, restrooms, playground, grassy area, picnic tables, ball fields, and picnic shelters |
| Riverbend Park | 11711 Confluence Drive | 11 | Playground, grassy area, picnic tables, outdoor basketball, restrooms, picnic shelter, walking trail, outside exercise equipment |
| Serrano Ranch Park | 4832 Hot Creek Road | 5 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, restrooms, and picnic shelter |
| Shaylor Park | 7844 Jude Street | 1.09 | Playground, grassy area, picnic tables, outdoor basketball, and picnic shelter |
| Sky Park | 5355 Mission Rock Way | 0.5 | Playground, grassy area, picnic tables, outdoor basketball, and walking trail |

| Name | Address | Acreage | Amenities |
|---|---|---|---|
| Turnleaf Community Park | 11817 Bellegrave Avenue | 2.64 | Playground, grassy area, picnic tables, outdoor basketball, and walking trail |
| Vernola Family Park | 5211 Wineville | 20.98 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, restrooms, and picnic shelter |
| Veterans Memorial Park | 4389 Riverview Drive | 10.24 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, community center, pool, picnic shelter, and restrooms |
| Wineville Park | 34 Trail Canyon – 5551 Trail Canyon Drive | 4.89 | Playground, grassy area, picnic tables, and picnic shelter |
| **Subtotal** | | **258.12** | |
| *Undeveloped Parks and Open Space* | | | |
| Jurupa Mountains Park | 1.4 miles N of N/W corner of Patriot HS (approximately) | 20.00 | |
| Jurupa Mountains Park #2 | East of Stringfellow north of parcel 174- 030-001 - Standard Dredge | 137.67 | |
| **Subtotal** | | **157.67** | |

## Park and Recreation Facilities Near the Project Site

The Jurupa Area Recreation and Parks District (JARPD) builds and maintains parks, and offers recreation services, in the City of Jurupa Valley, including the Project site, and part of the City of Eastvale. The nearest existing regional and City-owned parks to the Project site are shown in **Figure 4.15-1**. No parks are present onsite; the public parks located within two miles of the Project site are described in **Table 4.15-2**

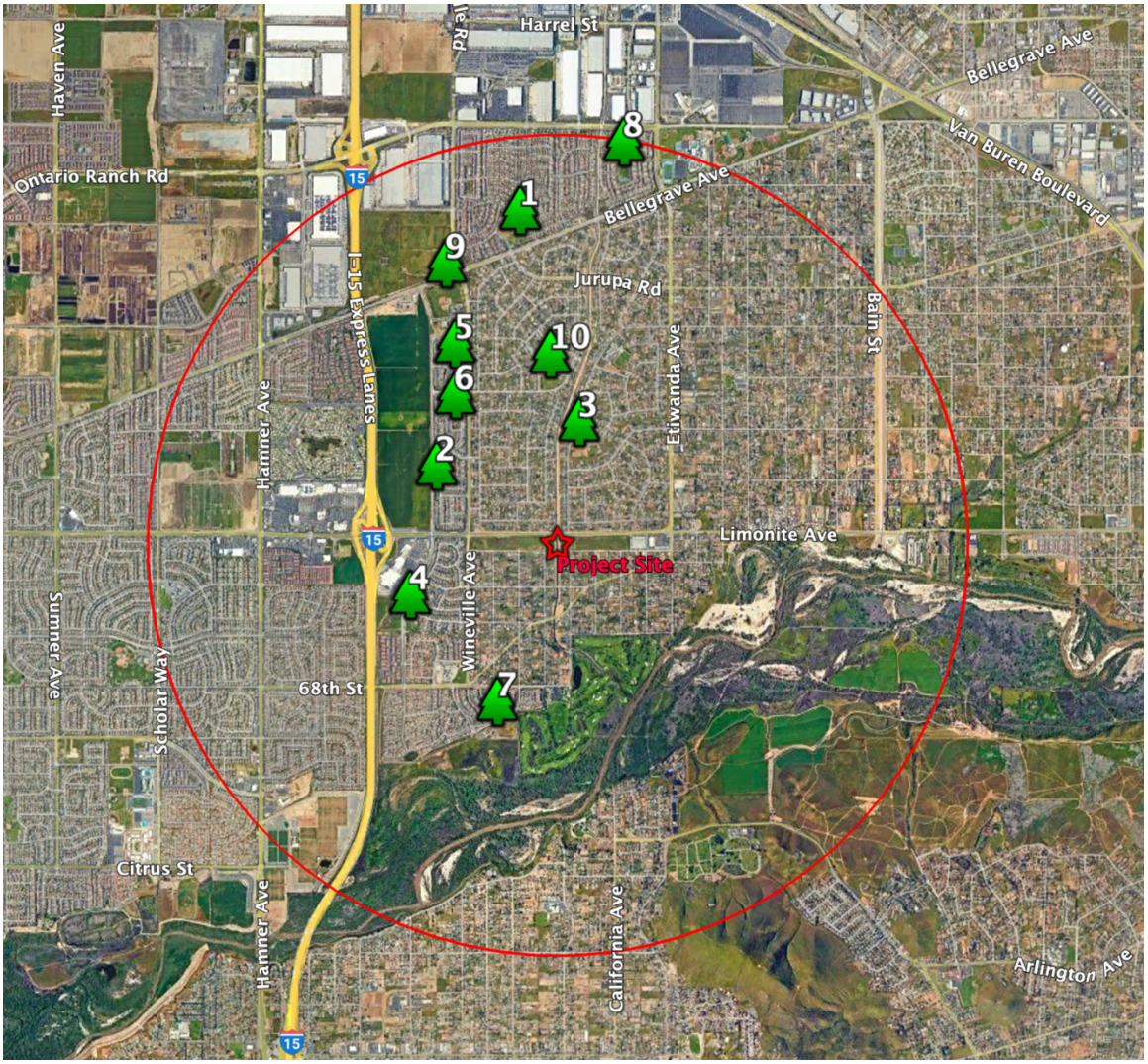
### Table 4.15-2 PUBLIC PARKS NEAR THE PROJECT SITE

| Park and Address | Acres | Amenities |
|---|---|---|
| **Jurupa Area Recreation and Parks District** | | |
| (1) Esplanade Park<br>11353 Bellegrave Ave. | 5.0 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, basketball gymnasium, restrooms, and picnic shelter |
| (2) Harvest Village Park<br>6047 Peregrine Dr. | 0.5 | Playground, grassy area, picnic tables, and picnic shelter |
| (3) Laramore Park and Arena<br>11380 Little Dipper St | 5.18 | Playground, grassy area, picnic tables, equestrian arena, and restrooms |
| (4) Limonite Meadows Park<br>6596 Pat's Ranch Rd. | 3.49 | Playground, grassy area, and picnic tables |
| (5) Mountain Vista Park<br>5480 Starling Dr. | 0.5 | Grassy area, outdoor basketball, walking trail, and outside exercise equipment |

| Park and Address | Acres | Amenities |
|---|---|---|
| (6) Pleasant Valley Park<br>11855 Plover Way | 0.75 | Playground, grassy area, picnic tables, outdoor basketball, and walking trail |
| (7) Riverbend Park<br>11711 Confluence Dr. | 11 | Playground, grassy area, picnic tables, outdoor basketball, restrooms, picnic shelter, walking trail, outside exercise equipment |
| (8) Serrano Ranch Park<br>4832 Hot Creek Rd. | 5 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, restrooms, and picnic shelter |
| (9) Vernola Family Park<br>5211 Wineville Ave. | 20.98 | Playground, grassy area, picnic tables, ballfields, outdoor basketball, restrooms, and picnic shelter |
| (10) Wineville Park<br>5551 Trail Canyon Dr. | 4.89 | Playground, grassy area, picnic tables, and picnic shelter |

**Source**: JARPD, 2025

## Figure 4.15-1 NEARBY PUBLIC PARKS AND RECREATIONAL FACILITIES



#### Trails

The City of Jurupa Valley and Jurupa Area Recreation and Park District also contains many trail and bikeway systems that travel through urban, rural, and natural areas. The equestrian trails contribute to the long-standing equine culture of the City. The trails in the City are Community and Regional Trails which are designed for all types of nonmotorized use, including equestrian. The community trail runs adjacent to the east and northeast boundary of the City and the regional trail runs parallel to the Santa Ana River, south of the City through the regional parks area. The main purpose of community trails is to link areas of the community to the regional trails system and to link areas of the community to each other. The regional trails are the main trails throughout the County of Riverside and are meant to serve as the link to areas that are distant from each other. Regional trails are also designed to connect with state, federal, and other trail systems outside the City's jurisdiction. (City of Jurupa Valley, 2017b, p. 4.15-1)

### 4.15.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments relevant to recreation facilities were received.

### 4.15.4 Regulatory Framework

#### Federal

No federal regulations pertain to this issue area.

#### State

#### The Quimby Act

The California Legislature first established the Quimby Act in 1975. Per the Quimby Act, California allows a city or county to pass an ordinance that requires, as a condition of approval of a subdivision, the dedication of land, the payment of a fee in-lieu of dedication, or a combination of both for park and recreational purposes (California Government Code § 66477). This legislation establishes maximum parkland dedication standards for new subdivision development unless the amount of existing neighborhood and community parkland exceeds the limit. In the City of Jurupa Valley, the Quimby Act is implemented via City of Jurupa Valley Municipal Code Chapter 3.75, which requires developers to pay development impact fees to the City for acquisition and/or construction of certain public facilities. The Quimby Act permits the City to require parkland dedications not to exceed three acres of parkland per 1,000 persons residing in a subdivision, and/or in-lieu fee payments for residential development projects.

#### Local

#### City of Jurupa Valley Municipal Code

City of Jurupa Valley Municipal Code Chapter 3.75 requires payment of a development impact fee to the City to assist the City in funding improvements to public facilities and/or to offset the incremental increase in the demand for public services that would be created by development projects.

City of Jurupa Valley Municipal Code § 7.25.020 sets forth a standard of three acres of parkland per 1,000 persons; the City Council can increase that standard to up to five acres per 1,000 persons if a parks and recreation plan determines that the existing amount of neighborhood and community park areas exceeds three acres per 1,000 persons (Municode, 2025). Developers of subdivisions are required to dedicate land and/or pay in-lieu fees for parks.

### City of Jurupa Valley General Plan

The City's General Plan Conservation and Open Space Element and Land Use Element (City of Jurupa Valley, 2017), both include policies addressing environmental resource protection, public facilities, parkland, recreation, and trails facilities. The specific policies outlined in the City's General Plan that are related to parks and that apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

## 4.15.5 Methodology

For the purpose of analyzing potential project impacts on public services and facilities, existing public services and facilities in the vicinity of the Project site were reviewed and identified. A discussion of existing public recreational facilities in the vicinity of the Project site is provided above. Potential Project impacts on recreation and parks were evaluated based on 1) the estimated increase in population to be generated by the Project and 2) anticipated increased demand for park and recreation service generated by the Project and its effect on existing level of service. The analysis of Project impacts related to recreation and parks also evaluates Project consistency with the standards and regulations set forth in regulatory documents such as the City of Jurupa Valley Municipal Code, the Quimby Act, and the City's General Plan, described above.

## 4.15.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to recreational facilities. Based on these significance thresholds, a project would have a significant impact on recreational facilities if it would:

**a) 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.**

**Under the City's local significance threshold, the project would have significant effects if:** 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 use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

**b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.**

**Under the City's local significance threshold, the project would have significant effects if:** The 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.

## 4.15.7 Environmental Impact Analysis

| Threshold 4.15.2 (a) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

### Plans, Policies, and Programs (PPPs)

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 impacts to recreation. The following applies to the Project and would reduce impacts on recreational resources. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.15-1** **Funding for Parks Required from New Development.** The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.5 requiring new development to provide funding and/or long-term implementation strategies for the acquisition and improvement of active and passive parks, open space, and recreational sites, when appropriate.

**PPP 4.15-2** **Parkland Dedication Required for New Residential Subdivisions.** The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.6 requiring that parkland or open space dedication and improvement occur prior to, or concurrent with, construction, as a condition of approval of new residential subdivisions.

**PPP 4.15-3** **Required Dedication and/or Fees.** The Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.

### Project Design Features (PDFs)

There are no specific project design features relevant to project impacts on recreation.

### Impact Analysis

#### Project Construction

Construction of the Project would introduce construction jobs and therefore construction workers on the Project site. However, construction jobs created by the Project would not result in substantial population growth in the Project area because construction jobs are temporary.

The nearest existing park to the Project site is Limonite Meadows Park at 6596 Pat's Ranch Rd, approximately 0.5 miles to the southwest by road. It is unlikely that project construction workers would drive to nearby parks during their lunch breaks, and construction workers are not expected to use nearby parks during evenings and weekends when they would not be working onsite. Construction impacts, such

as air quality, noise, and traffic, on parks are not expected due to the distances of parks from the Project site. Construction impacts under threshold a) would be less than significant.

The Project would result in the development of 232 dwelling units, recreation areas, a network of trails & parks, internal street network, open space, landscaping, street improvements, and multi-purpose equestrian trails. The additional dwelling units would result in an increase in the number of residents in the City, which could lead to an increase in demand for existing City parks and recreational facilities.

Pursuant to Section 7.25.020(H)(2) of the City's Municipal Code, the estimated increase in population contributed by the Project for the purposes of parks and recreation would be 870 people. Based on the requirements of 3 acres of parkland per 1,000 residents, the Project buildout would require a total of 2.61 acres of parkland.

The recreational amenities proposed for the Project include 2 dog parks with relief stations, rentable community garden space, a recreation center with community spa and pool, open spaces, two tot lots with play structures, shaded areas and picnic tables, equestrian hitching area, and equestrian and multipurpose trails. The total homeowner association (HOA) maintained parks, open space and recreation center is 2.02 acres, the total JARPD maintained equestrian trail is 0.16 acres, the total City maintained right-of-way multipurpose trails and parkway landscaping will be 1.71 acres for a total of 3.89 acres of recreational amenities. Additionally, the proposed Project includes 7.25 acres of landscaped areas. In addition to the recreational improvements associated with the residential development, the Project is required to dedicate parkland and/or pay in-lieu fees for acquisition and/or improvement of parkland pursuant to City of Jurupa Valley Municipal Code Section 7.25.020. Impacts would be less than significant after dedication of parkland and/or payment of in-lieu fees.

### Level of Significance Before Mitigation:

With implementation of **PPP 4.16-1**, Funding for Parks Required from New Development; **PPP 4.15-2**, Parkland Dedication Required for New Residential Subdivisions; and **PPP 4.15-3,** Required Dedication and/or Fees, impacts on park facilities would be less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Impacts would be less than significant without mitigation.

| Threshold 4.15 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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?? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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.

### Plans, Policies, and Programs (PPPs)

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 impacts to recreation.

There are no PPPs applicable to the Project related to this issue.

### Project Design Features (PDFs)

There are no specific project design features relevant to project impacts on recreation.

### Impact Analysis

As noted above, the Project would provide recreational amenities including a community pool, dog park, rentable garden space, tot lots, equestrian paths, equestrian bridge over the flood channel, hitching posts, and water troughs in the open space west of the 63rd Street equestrian bridge. The construction of these recreational amenities would occur within the boundaries of the Project site or adjacent rights-of-way and would be inherent to the Project's construction phase, which are considered and analyzed throughout this EIR. Per the analysis provided above under Threshold a, development of the Project would not require the construction of new or expansion of existing City parks and recreational facilities due to use of these parks and facilities by future project residents. Therefore, implementation of the Project would not result in significant impacts relating to new and/or expanded park and recreational facilities.

### Level of Significance Before Mitigation:

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Impacts would be less than significant without mitigation.

### 4.15.8 Cumulative Impact Analysis

The area considered for cumulative impacts to recreation facilities is the JARPD service area, which spans the City of Jurupa Valley and part of the City of Eastvale. The analysis here focuses on the part of JARPD's service area within the City of Jurupa Valley. The population of the City of Jurupa Valley is forecast to increase by 17,700, or 17.7 percent, between 2016 and 2045. At the City's standard of three acres of parkland per 1,000 persons such growth would generate a need for approximately 53.1 acres of parkland. Three recent Specific Plans in the City The District, Vernola Ranch, and Rio Vista will add an additional 561.27 acres of open space and recreational facilities to the City's current 415.79 acres. The City's projected buildout population in 2045 would require opens spaces and parks totaling 353.4 acres, as such the City is anticipated to exceed the General Plan goal of 3 acres per 1,000 persons with existing and proposed facilities. Additionally, all future projects would be required to dedicate parkland and/or pay in-lieu fees pursuant to City of Jurupa Valley Municipal Code §7.25.020. Cumulative impacts would be less than significant after dedication of parkland and/or payment of fees, and project impacts would not be cumulatively considerable.

# 4.16 Transportation

## 4.16.1 Introduction

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 following analysis is based on a Traffic Impact Analysis (TIA) prepared by Translutions, Inc., dated August 28, 2024 (Translutions, 2024a) (*Appendix N* to this EIR) and the Vehicle Miles Traveled (VMT) Analysis prepared by Translutions, Inc., dated June 5, 2024 (Translutions, 2024b) (*Appendix O* to this EIR). As directed by the City of Jurupa Valley, the VMT and Traffic Study was prepared in accordance with the City of Jurupa Valley's Traffic Impact Analysis Preparation Guidelines. The information and the conclusions contained in the Traffic Study that are not related to VMT are not included in the EIR. Traffic level of service (LOS) related impacts are evaluated separately in the City staff report for the Project.

## 4.16.2 Existing Conditions

### *Roadways*

Roadways in and near the Project site are described below in **Table 4.16-1.**

**Table 4.16-1 EXISTING ROADWAYS IN AND NEAR THE PROJECT SITE**

| Roadway | Number of Lanes | Sidewalks? | Bike Lane? |
|---|---|---|---|
| Limonite Avenue | 4 undivided | No | No |
| Wineville Avenue | 2 undivided | Yes, on west side. | No |
| 63rd Street | Dirt unimproved roadway | No | No |

**Source**: Google Earth Pro, 2025

### *Public Transit Service*

The Project area is served for transit service by the Riverside Transit Agency (RTA). There are existing RTA bus stops on Limonite Avenue served by Route #29 with transfer service to the Amtrak, Metrolink, and Omnitrans 215. Additionally, Route #3 is located on Pats Ranch Road approximately a 10-to-15-minute walk to the southwest of the site.

### *Bicycle Routes, Pedestrian, and Trail Facilities*

**Figure 4.16-1** Existing Trail Inventory shows the locations of the bicycle, pedestrian, and trail facilities currently located in the vicinity of the Project site.

### *Bicycle Routes*

Under existing conditions there are bike lanes along Limonite Avenue west of Wineville Avenue and along Wineville Avenue north of Limonite Avenue. There are currently no bicycle lanes long the portions of Limonite and Wineville Avenues that border the Project site.

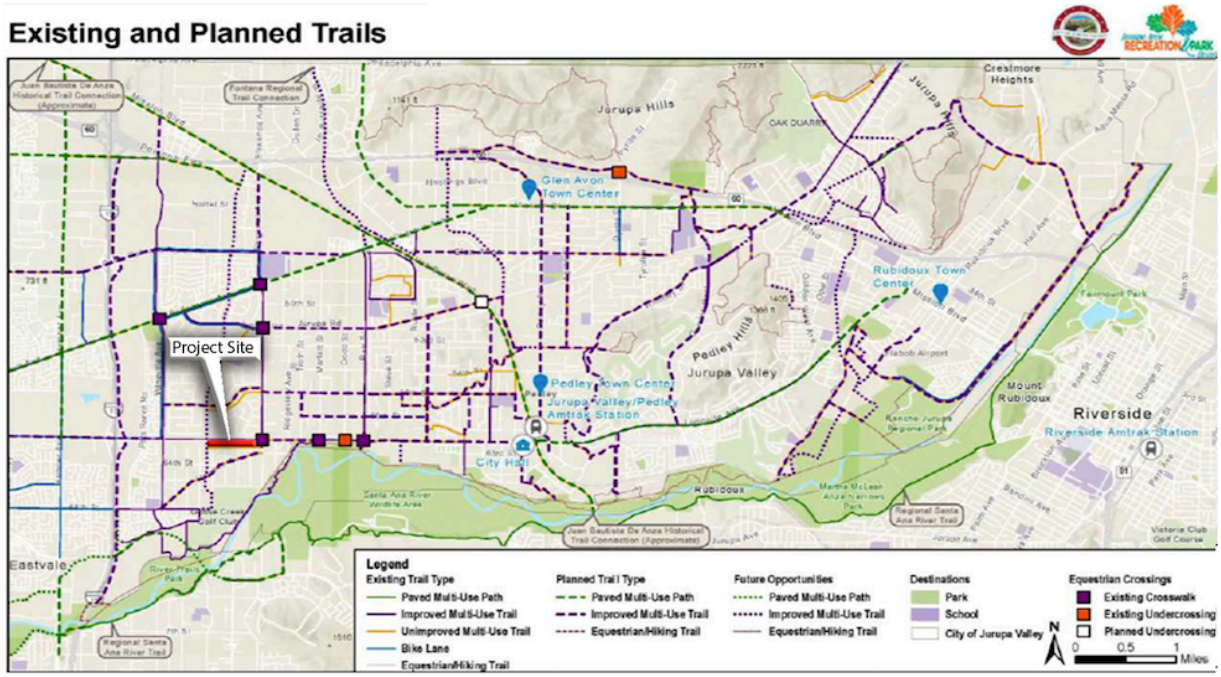
### *Pedestrian Facilities*

Under the existing conditions no sidewalks are present on the Project site, along Limonite Avenue, or 63rd Street. Along Wineville Avenue there is an existing sidewalk on the western side of the roadway.

### *Trail Facilities*

Under the existing conditions there are improved multi-use trails on the north side of Limonite Avenue and eastern side of Wineville Avenue. There is an unimproved multi-use trail along 63rd Street east of the Project site.

**Figure 4.16-1 Existing and Planned Trails**




## 4.16.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. As a result of the NOP and Scoping Meeting no comments were received concerning transportation or traffic.

## 4.16.4 Regulatory Framework

### State Regulations

#### Senate Bill 743 and VMT - Based Analyses

Senate Bill 743 (Steinberg, 2013), codified in Public Resources Code § 21099, required changes to the CEQA Guidelines regarding the analysis of transportation impacts. As explained in a court decision[64]: "During the last 10 years, the Legislature has charted a course of long-term sustainability based on denser infill development, reduced reliance on individual vehicles and improved mass transit, all with the goal of reducing greenhouse gas emissions. Section 21099 is part of that strategy… *Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses*." (Id., subd. (b)(1); see generally, adopted CEQA Guidelines, § 15064.3, subd. (b) [Criteria for Analyzing Transportation Impacts].) Subsequently, the California Natural Resources Agency (Agency) has certified and adopted changes to the CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. With the California Natural Resources Agency's certification and adoption of the changes to the CEQA Guidelines, automobile delay, as measured by "level of service" and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA. (Pub. Resources Code, § 21099, subd. (b)(3).)

### Regional Regulations

#### Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal)

In 2020, SCAG adopted the 2020-2045 RTP/SCS, (called Connect SoCal), which presents a vision for the region in 2045. Connect SoCal is a major planning document for our regional transportation and land use network. It balances the region's future mobility and housing needs with economic, environmental and public health goals. The 2020-2045 Connect SoCal has goals that would build more than 20 miles of light rail, creating a rail backbone to serve the entire region, accommodate 51 percent of all future housing near major transit stations and corridors, and would replace gas taxes with mileage-based user fees to ensure a long-term sustainable funding mechanism that isn't eroded by rising fuel efficiency and construction costs. (SCAG, 2020b, p. 2).

### Local Regulations

#### City of Jurupa Valley General Plan Mobility Element

The General Plan Mobility Element (City of Jurupa Valley, 2017) identifies the circulation facilities located in the vicinity of the Project; discusses planned circulation system improvements in the vicinity of the Project; and issues standards for the design and construction of new roadways within the City. To help meet projected future traffic and pedestrian demands and achieve balanced growth, the City has adopted specific transportation-related goals and policies that serve as the basis for the Mobility Element. The specific policies and recommendations for implementation of the General Plan that are relevant to the proposed Project and are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

[64] Covina Residents for Responsible Development v. City of Covina (2018) 21 Cal.App.5th 712, 729

### City of Jurupa Valley Traffic Impact Analysis Guidelines

The City's Traffic Impact Analysis Guidelines provide instructions for analyzing the transportation impacts of proposed development projects. The Guidelines present the recommended format and methodology that should generally be utilized in the preparation of TIAs. The recommendations are based on the City's General Plan Standards and includes updates to comply with SB 743.

### City of Jurupa Valley Circulation Master Plan for Bicyclists and Pedestrians (CMPBP)

The City of Jurupa Valley Circulation Master Plan for Bicyclists and Pedestrians was developed to provide Jurupa Valley with planning guidance for bicycling and walking improvements throughout the City. Numerous environmental, health, and economic benefits are attributable to bicycling and walking, especially as substitutes for travel by motor vehicle. The City of Jurupa Valley Circulation Master Plan for Bicyclists and Pedestrians provides guidance for the development of active transformation infrastructure, programs, and policies for Jurupa Valley (City of Jurupa Valley, 2018).

### City of Jurupa Valley Municipal Code

The City of Jurupa Valley Municipal Code Chapter 12.40 establishes policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning. The intent is to meet the requirements of the Riverside County Congestion Management Program and the South Coast Air Quality Management Plan as well as to promote consideration of transportation demand management objectives early in the development review process. New development is encouraged to incorporate transportation demand management measures into project design and operations. By accomplishing this goal on a voluntary basis, regulatory measures may not need to be developed, thereby minimizing or eliminating associated costs.

Municipal Code Section 12.40.050 identifies potential transportation demand management measures which may be considered for inclusion in a project's Transportation Demand Management Plan. The following list of measures does not include every measure that may be included. Any appropriate facility design, strategy or program that reduces the number of trips generated may be included in a project.

- Preferential parking spaces for carpool vehicles;
- Bicycle parking spaces;
- Rideshare vehicle loading areas;
- Vanpool vehicle accessibility and loading areas;
- Bus stop improvements;
- Local road improvements;
- Pedestrian and bikeway circulation system connections and off-site extensions which encourage pedestrian and bike usage;
- Others as approved by Public Works.

This list is not inclusive of every measure which may be included and any appropriate facility design, strategy or program which reduces the number of trips generated may be considered.

## 4.16.5 Methodology

### *Consistency with Adopted Plans and Policies*

The City of Jurupa Valley aims to achieve an accessible and sustainable transportation system that meets the needs of all users. The City focuses on mobility corridors, which encompasses single or multiple

transportation routes and facilities (such as thoroughfares, sidewalks, trails, parkways, public transit, and railroads), rather than focusing primarily on streets and roadways. The City's adopted transportation-related plans and policies affirm that streets ought to be safe and convenient for all users of the transportation system, including pedestrians, bicyclists, motorists, public transit riders, disabled persons, senior citizens, children, and movers of commercial goods. Therefore, the transportation requirements and mitigation for proposed developments should be consistent with the City's transportation goals and policies.

Projects shall be analyzed to identify potential conflicts with adopted City plans and policies and, if there is a conflict, improvements that prioritize access for and improve the comfort of people walking, bicycling, and riding transit in order to provide safe and convenient streets for all users should be identified. Projects designed to encourage sustainable travel help to reduce vehicle miles traveled.

***VMT: Evaluation Criteria and Methodology***

The City of Jurupa Valley has prepared and adopted the City of Jurupa Valley Traffic Impact Analysis Guidelines (Guidelines) in November 2020 to address changes to CEQA pursuant to SB-743 to include VMT analysis methodology, screening tools, and VMT thresholds.

The analysis in this section is based on the City of Jurupa Valley Traffic Impact Analysis Guidelines Methodologies and Requirements for General Plan Compliance Analysis and CEQA VMT Analysis, November 2020, which provide instructions for analyzing the transportation impacts of proposed development projects. The TIA Guidelines present the recommended format and methodology for a VMT analysis.

### 4.16.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to transportation. Based on these significance thresholds, a project would have a significant impact on transportation if it would:

***a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?***

**Under the City's local significance threshold, the project would have significant effects if:** The project 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 it may have a significant impact. *Note: Level of Service (LOS) is not required to be analyzed under this threshold.*

***b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?***

**Under the City's local significance threshold, the project would have significant effects if:** Projects that cannot be screened out through the steps outlined in the City of Jurupa Valley Traffic Impact Guidelines as specified in the CEQA Assessment - VMT Analysis section will require

additional analysis in order to determine if a project exceeds the following thresholds of significance:

***Significance Threshold:***

1. Project VMT Impacts:

   A project would result in a significant project-generated VMT impact if the project-generated VMT exceeds the City's average VMT per service population (population plus employment). The City's average VMT per service population shall be the metric that is in effect at the time the Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.

2. Cumulative VMT Impacts:

   A project would result in a significant project-generated VMT impact if the project-generated cumulative VMT per service population exceeds the City's baseline VMT per service population for Horizon Year 2045.

***c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

**Under the City's local significance threshold, the project would have significant effects if:** A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department may have a significant impact.

***d) Result in inadequate emergency access?***

**Under the City's local significance threshold, the project would have significant effects if:**

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.

## 4.16.7 Environmental Impact Analysis

| Threshold 4.16 (a) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** The project 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 it have a significant impact. *Note: Level of Service (LOS) is not required to be analyzed under this threshold.*

## Plans, Policies, and Programs (PPPs)

These include existing regulatory requirements such as plans, policies, or programs applied to the proposed Project based on federal, State, or local law currently in place which effectively reduce impacts to transportation.

**PPP 4.16-1.** As required by General Plan Policy ME 3.9, 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.

**PPP 4.16-2.** As required by General Plan Policy ME 3.11, development projects and site plans must be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network.

**PPP 4.16-3.** As required by General Plan Policy ME 3.17, development project designs must ensure safe pedestrian access from developments to existing and future transit routes and terminal facilities.

**PPP 4.16-4.** As required by General Plan Policy ME 3.21, developments must include safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements.

**PPP 4.16-5.** As required by General Plan Policy ME 8.2, projects must limit driveway locations and/or number based upon the street's General Plan classification and function. Driveways shall be located a sufficient distance away from major intersections and designed to allow for safe, efficient operation and minimize traffic conflicts.

**PPP 4.16-6.** As required by General Plan Policy ME 8.10, developers shall be responsible for right-of-way dedication and improvements that provide access to and enhance new developments. Improvements include street construction or widening, new paving, frontage improvements like curb, gutter, sidewalks, street trees, trails and parkways, installation of traffic signals, pavement markings and annunciators, and other facilities needed for the safe and efficient movement of pedestrians, bicyclists, equestrians, and motor vehicles.

## Project Design Features (PDFs)

The Project's proposed improvements as follows would be conditions of approval:

**PDF 4.16-1 Wineville Avenue:** Wineville Avenue is a north-south oriented roadway located at the western Project boundary.

i) Dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 59-foot right-of-way easterly from the centerline.
ii) Construct roadway (AC pavement, curb gutter, Class II bike lane), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this Project and joining to the curb and gutter.
iii) Construct curb and gutter per the approved lane alignment study through the intersection with Wineville Avenue.
iv) Construct improvements for full three-way intersection with 63rd Street including curb returns at the northeast and southeast corners joining to the existing multi-purpose trail to the south.

v) Relinquish abutter's right of access along the Project frontage except at approved access locations.

**PDF 4.16-2 Limonite Avenue:** Limonite Avenue is an east-west oriented roadway located at the northern Project boundary.

i) The Applicant shall dedicate half-width right-of-way for public street and utility purposes for Limonite Avenue on the Final Map to provide 76-foot right-of-way southerly from centerline.
ii) Ultimate lane configuration of Limonite Avenue and the intersection of Limonite Avenue and Wineville Avenue shall be per the approved Lane Configuration Exhibit prepared by Madole & Associates, Inc. and dated January 2024. Modifications to the intersection of Wineville Avenue and Limonite Avenue will require striping modifications on the west side of the intersection to ensure the lanes are aligned. Final design shall be reviewed and approved by the City Engineer.
iii) Construct roadway (AC pavement, curb gutter, raised median with landscaping), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this Project and joining to the curb and gutter per plans and the existing improvements at the Dollar Self Storage facility (11110 Limonite Avenue).
iv) Design and modify traffic signal at Limonite Avenue with Lucretia Avenue and with Wineville Avenue.
v) Relinquish abutter's right of access along the Project frontage except at approved access locations on TTM38541.

**PDF 4.16-3 63rd Street:** 63rd Street is an east-west unimproved road along the Project southern boundary.

i) On 63rd Street from Lucretia Avenue to eastern end of the Project, the Applicant shall dedicate 30 feet right-of-way north of existing centerline and construct street improvements including curb and gutter at 20 feet of asphalt pavement north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14 foot parkway with 10-foot multi-purpose trail and landscaping.
ii) On 63rd Street, from Lucretia Avenue to approximately 200 feet westerly, 63rd Street shall be shown as a cul-de-sac per Standard No. 800A. The Applicant shall dedicate necessary right-of-way and construct full street improvements including curb and gutter, 6-foot sidewalk and landscaping to north right-of-way line and fully reconstructed pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping.
iii) On 63rd Street from Dana Avenue to Wineville Avenue, Applicant shall dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 30-foot right-of-way northerly from the centerline. Applicant shall construct street improvements including curb and gutter at 20 feet north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping.
iv) On 63rd Street at Dana Avenue, Applicant shall dedicate necessary right-of-way and construct knuckle per modified Standard No. 801.
v) On 63rd Street extension crossing Day Creek Channel, west of 63rd Street cul-de-sac, right-of-way shall extend to Day Creek Channel for purposes of a community trail. Required dedication and improvements shall be per the City's conditions of approval including the construction of a pedestrian/equestrian bridge crossing Day Creek Channel.
vi) On 63rd Street extension crossing Day Creek Channel, west of Day Creek Channel, right-of-way shall extend to Dana Avenue for purposes of a community trail.

vii) Streetlights shall only be installed on the north side of 63rd Street.
viii) Parking will not be permitted on the south side of 63rd Street.

**PDF 4.16-3 Lucretia Avenue:** Lucretia Avenue is a north-south road that is unimproved roadway that bisects the site to the east of the Day Creek Channel.

From Limonite Avenue to 63rd Street, the Applicant shall dedicate 74 feet right-of-way and construct street improvements including curb and gutter at 29 feet each side of the centerline, 5-foot sidewalk, multi-purpose trail, and landscaped.

**PDF 4.16-4 Bus Turnouts:** Additional right-of way for bus turnouts shall be dedicated at the following locations per Standard No. 814:

i) South side of Limonite Avenue easterly of Wineville Avenue;
ii) South side of Limonite Avenue easterly of Lucretia Avenue.

## Impact Analysis

### Consistency with Adopted Plans and Policies

#### *Connect SoCal*

Connect SoCal seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. These long-range visioning plans balance future mobility and housing needs with economic, environmental and public health goals. As shown in **Table 4.11-2** in Section 4.11, *Land Use and Planning,* of this EIR, implementation of the Project would be consistent with the goals and policies of Connect SoCal.

#### *City of Jurupa Valley General Plan*

As presented in Section 4.11, *Land Use and Planning*, of this EIR, the Project does not 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, including policies outlined in the City's General Plan. Refer to **Table 4.11.2** in Section 4.11, *Land Use and Planning,* of this EIR, for the consistency analysis for the General Plan goals and policies that address the circulation system, including transit, roadway, bicycle, and pedestrian facilities applicable to the Project for evaluating conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, equestrian and multi-purpose trails network. As discussed in Section 4.11, *Land Use Planning,* the Project would have a less than significant impact with respect to a conflict with the City's General Plan.

## Level of Significance Before Mitigation

Less than significant.

## Mitigation Measures

Mitigation is not required.

## Level of Significance After Mitigation

Less than significant.

| Threshold 4.16 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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:

1. Project VMT Impacts:

A project would result in a significant project-generated VMT impact if the project-generated VMT exceeds the City's average VMT per service population (population plus employment). The City's average VMT per service population shall be the metric that is in effect at the time the Notice of Preparation is published, or if no Notice of Preparation is required, at the time the environmental analysis is commenced.

2. Cumulative VMT Impacts:

A project would result in a significant project-generated VMT impact if the project-generated cumulative VMT per service population exceeds the City's baseline VMT per service population for Horizon Year 2045.

## Plans, Policies, and Programs

There are no PPPs that are related to VMT.

## Project Design Features

The proposed Project would include 10-foot-wide multi-purpose trails along the south side of Limonite Avenue (north side of Project boundary), east side of Wineville Avenue (west side of Project boundary).

The Project has proposed a network of equestrian trails that will run along the south side of 63rd St and Wineville Ave that includes an equestrian/ pedestrian bridge over the flood channel on 63rd St. Furthermore, northbound connection to existing equestrian trail on Limonite Ave will be made through Wineville Ave and Lucretia Ave. Pedestrian trails will run the perimeter of the Project as well as the interior. Class I and Class II bike trails will be designed on Limonite Ave and Wineville Ave, respectfully. Bike racks will also be placed in the commercial area.

These design features are not quantified but would contribute to reduction of VMT impacts.

## Impact Analysis

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. The Traffic Impact Report found that the retail portion of the Project meets the screening criteria as a local serving retail use less than 50,000 square feet. However, the residential portion of the Project does not meet any of the City's screening criteria and a VMT analysis was required. [65]

[65] Traffic Impact Report, Appendix N

The Project's VMT Analysis (*Appendix 0*) was performed by Translutions. Project generated VMT was calculated for the base year (2018) and future year (2045). The NOP year (2024) conditions were calculated by interpolating between the base year (2018) and future year (2045) VMT. (Translutions, 2024b) **Table 4.16-2** *Roadway VMT / Project's Effect on VMT* shows the calculation details for the base year 2018, NOP year 2024, and future year 2045 with and without the Project.

### Table 4.16-2 Roadway VMT / Project's Effect on VMT

| Year | Condition | With Project | Without Project | Difference |
|---|---|---|---|---|
| 2018(Base Year) | Roadway VMT | 4,264,086 | 4,270,009 | (5,923) |
| | Service Population | 134,668 | 133,808 | 860 |
| | VMT per Service Population | 31.17 | 31.9 | -0.2 |
| 2045(Future Year) | Roadway VMT | 5,455,996 | 5,465,605 | (9,609) |
| | Service Population | 149,639 | 148,779 | 860 |
| | VMT per Service Population | 36.5 | 36.7 | -0.2 |
| 2024(NOP Year) | Roadway VMT | 4,528,955 | 4,535,697 | (6,742) |
| | Service Population | 137,995 | 137,135 | 860 |
| | VMT per Service Population | 32.8 | 33.1 | -0.3 |

Source: VMT Analysis Table A. Appendix N

As shown in Table 4.16-1 the base year, operational year, and future year calculations all decrease under the "with project" conditions. The VMT Analysis stated that the reductions are primarily due to the retail uses on the site providing closer shopping operations to the users in the area.[66]

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

No mitigation required

### Level of Significance After Mitigation

Less than significant.

[66] Traffic Impact Report, Appendix N

| Threshold 4.16 (c) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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)? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department may have a significant impact.

## Plans, Policies, and Programs

There are no PPPs applicable to the Project related to transportation hazards.

## Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to transportation hazards.

## Impact Analysis

Implementation of the Project would not require major road closures or otherwise increase hazards due to sharp curves or dangerous intersections. However, some minor improvements would be required for the proposed circulation improvements such as the establishment of a secondary network of emergency vehicle access routes, which would connect to the existing street network and may require temporary closure of public streets. Any minor road closure would be temporary and would only be necessary during the construction activities associated with these improvements. All proposed road closures would also be subject to review and approval by the City to ensure hazards would not occur. Upon completion of the improvements, all road conditions would be restored to normal.

The Project would take access from the existing access points on Limonite Avenue and 63rd Street. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles. The Project area is generally characterized as residential, commercial, and vacant land uses. Traffic generated by the Project would be typical of a residential and commercial development and be compatible with the type of traffic generated by the surrounding development. At Project completion, improvements to the circulation network would improve vehicular, pedestrian and bicycle mobility in the Project site and its surrounding areas. Project roadway improvements would be designed to be consistent with the City's Improvement Standard Drawings for Road Standards maintained by the City Public Works Department. The City of Jurupa Valley Traffic Engineering Division reviewed the Project's application materials (refer to EIR Section 3.0, Project Description) and determined that no hazardous transportation design features would be introduced by the Project. Additionally, at the time of final grading, landscape, and street improvement plans, the City will review Project access points to ensure adequate sight distance. Accordingly, the proposed Project would not create or substantially increase safety hazards due to a design feature or incompatible use. The Project would result in a less than significant impact.

## Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.16 (d) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Result in inadequate emergency access? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:**

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.

### Plans, Policies, and Programs

**PPP 4.9-5** from Section 4.9, *Hazards and Hazardous Materials*, is applicable to the Project and repeated here:

**PPP 4.9-5** The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), 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.

### Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to emergency access.

### Impact Analysis

The Project would take access from the existing access points on Limonite Avenue and 63rd Street. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

Furthermore, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. Parking area access and internal circulation for residential areas are designed to ensure safety, efficiency, and convenience, and provide adequate areas for maneuvering, stacking, and accommodating emergency vehicles. Moreover, the Project Applicant would be required to comply with **PPP 4.9-5** which would ensure that the Project is designed and constructed to provide adequate emergency access for emergency vehicles. Therefore, the Project would not result in inadequate emergency access and a less than significant impact would occur.

### Level of Significance Before Mitigation

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

## 4.16.8 Cumulative Impact Analysis

This cumulative impact analysis considers development of the proposed Project in conjunction with other development projects and planned development within the City.

As identified in the analysis presented under Threshold a, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Cumulative development projects would be reviewed for consistency with adopted programs, plans, ordinances, or policies, including but not limited to *Connect SoCal* and City of Jurupa Valley General Plan, as applicable. Even if cumulative development projects are in conflict, the Project would not contribute to a cumulative impact and thus would not be cumulatively considerable because the Project does not conflict with a program, plan, ordinance, or policy addressing the circulation system, as identified through the analysis presented in this section.

Cumulative VMT impacts were analyzed above under Threshold b. As noted therein, cumulative Project generated VMT decreases the City's cumulative VMT threshold by 0.3 %. Impacts related to VMT are considered less than cumulatively considerable.

The Project would not contribute to a significant cumulative impact under the topics discussed under Thresholds c and d because the Project would not cause or exacerbate existing transportation design safety concerns; or adversely affect emergency access.

# 4.17 Tribal Cultural Resources

## 4.17.1 Introduction

For the purposes of the California Environmental Quality Act (CEQA), Tribal Cultural Resources (TCRs) may be broadly defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. More specifically, TCRs may be understood as resources that have been formally recognized by a lead agency and/or are listed or determined eligible for listing on the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] § 5024.1, Title 14 California Code of Regulations [CCR] § 4852).TCRs may also include archaeological and historic resources (see Section 3.5, Cultural Resources, for discussion and analysis of impacts relating to archaeological and historic resources). It is notable that the fact that a resource is not yet identified as a TCR or found eligible for the CRHR does not preclude a lead agency from determining that said resource is a TCR pursuant to Public Resources Code Sections 5020.1(j) or 5024.1. Under CEQA, a substantial adverse change in the significance of a TCR would constitute a significant effect on the environment.

### Confidentiality

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §7927.000 and §7927.005. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

Therefore, this section relies, in large part, on the government-to-government consultation process required by California Senate Bill 18—*Protection of Tribal Cultural Places* (SB18) and California Assembly Bill 52—*Effects on Tribal Cultural Resources* (AB 52) which are more fully described in subsection 4.17.4, *Regulatory Framework*, below.

### Tribal Expertise

Public Resources Code §21080.3.1(s) notes that "the legislature finds and declares that California Native American tribes…may have expertise concerning their tribal cultural resources." Based on guidance from the California Office of Planning and Research, substantial evidence that may support the lead agency's determination may include tribal elder testimony, oral history, tribal government archival information, the testimony of a qualified archaeologist certified by the relevant tribe, testimony of an expert certified by the tribal government, official tribal government declarations or resolutions, formal statements from a certified tribal historic preservation officer, and historical notes or other anthropological records. As such, the analysis in this section considers the information obtained during the government-to-government tribal consultation process that the City engaged in with the tribes who consulted under AB52 and SB18.

## 4.17.2 Existing Conditions

### *Ethnography*

"Ethnography" is defined as the study of a culture to obtain information on past and present life ways. It is a "first-hand", account of a particular culture or group, focusing on a particular population, place and

time, all with the goal of accurately describing that culture or ethnic group. Because ethnography involves tribal elder testimony, oral history, and tribal government archival information, which may be confidential, it is not discussed in the EIR, but was considered in the analysis.

***Physical Conditions***

The majority of the Project area was found to be disturbed with evidence of both prior agricultural and residential development that has since been demolished. Much of the open space within the Project area appears to have been previously plowed and/or bulldozed, and scatters of broken and displaced construction materials and residential refuse were found throughout, including chunks of concrete, asphalt, brick, window glass, and other building materials along with recently discarded furniture, clothing, and other residential items. Ground surface visibility was variable throughout the Project area due to the presence of dense patches of invasive grasses, but where ground surface was visible, soils appeared disturbed as a result of previous construction and agricultural activities (ASM, 2022).
Historical imagery available from historicaerials.com includes topographic maps from 1896, 1898, 1901, 1905, 1909, 1911, 1913, 1926, 1927, 1929, 1938, 1939, 1942, 1943, 1946, 1955, 1959, 1960, 1962, 1963, 1965, 1975, 1980, 1981, 1985, 2012, 2015, and 2018 (NETR 2022a); and aerial images from 1938, 1948, 1959, 1966, 1967, 1968, 1980, 1985, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, and 2018.

The earliest topographic maps show Rubidoux Boulevard already in place, as well as the Santa Ana River channel. One structure is depicted in the northern portion of the Project area. Additional roads and structures appear on the 1901 map, with little change until the 1943 map which depicts Wallace Street and many structures flanking it. Increased development of the Project area is evident in the 1959 map, while maps from 1975 onward show a smaller number of structures within the Project area. The aerial images provide greater detail regarding use of the Project area. Wallace Street appears on the 1938 image which also shows much of the area under cultivation or exhibiting a relatively uniform open space land surface with a more natural landscape at the east along the riverfront. Additional structures appear in the 1948 image, but it not until the 1966 aerial that the easternmost area also appears to be under cultivation and the large 'racetrack' shaped feature is visible. Some additional buildings are present in the northern and central portions of the Project area by 1980. Sometime between 2005 and 2009, many of the structures in the northern part of the Project had been removed and the Project area appears much as it does in 2022 as described above.

## 4.17.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. One comment letter from the Native American Heritage Council (NAHC) was received recommending consultation with the California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed Project as well as providing the requirements of AB 52 and SB 18. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to tribal cultural resources.

## 4.17.4 Regulatory Framework

### State Regulations

The following regulatory requirements were relied upon regarding the analysis of tribal cultural resource impacts under CEQA:

### California Assembly Bill 52 (Native Americans: California Environmental Quality Act)

Assembly Bill 52 (Gatto, 2014) requires consideration of tribal cultural resources early in the CEQA process. In enacting AB52The Legislature intended to ensure that local and tribal governments, public agencies, and project proponents would have information available early in the Project planning process to identify and address potential adverse impacts to tribal cultural resources. To determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed Project. That consultation must take place prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Pub. Res. Code § 21080.3.1. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Pub. Res. Code § 20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.[67] These measures may include avoidance and preservation of the resources in place, treating the resource with culturally appropriate dignity, or permanent conservation easements or other interests in real property.[68]

### California Senate Bill 18 (Traditional Tribal Cultural Places)

SB 18 requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places ("cultural places") through local land use planning. SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code §65450 et seq.). If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Pub. Res. Code § 20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources, which may include avoidance and preservation of the resources in place, treating the resource with culturally appropriate dignity, or permanent conservation easements or other interests in real property.[69]

### California Health and Safety Code § 7050.5

California Health and Safety Code § 7050.5 states that if human remains are discovered during construction on a Project site, no further disturbance shall occur until a county coroner makes a determination of origin and disposition of the remains. If the county coroner determines the remains are not subject to his or her authority and recognizes the remains to be those of Native American, the county coroner must contact the NAHC within 24 hours.

## Regional

There are no regional policies that relate to tribal cultural resources.

[67] Office of Planning and Research, Technical Advisory, AB 52 and Tribal Cultural Resources in CEQA, June 2017. https://opr.ca.gov/ceqa/docs/20200224-AB_52_Technical_Advisory_Feb_2020.pdf

[68] Ibid.

[69] Ibid.

### Local

The specific policies outlined in the City of Jurupa Valley's General Plan Land Use Element, Conservation and Open Space Element, and Environmental Justice Element, that are related to tribal cultural resources and the Project are listed in a General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

## 4.17.5 Methodology

### Sacred Lands File Search

The NAHC's Sacred Lands Inventory is a confidential catalog of Native American sacred and cultural sites on public and private lands. It is authorized in statute by Public Resources Code section 5097.94 (a), which authorizes the NAHC "to identify and catalog places of special religious or social significance to Native Americans, and known graves and cemeteries of Native Americans on private lands," and Public Resources Code section 5097.95, which authorizes the NAHC to "prepare an inventory of Native American sacred places that are located on public lands." CEQA lead agencies that are conducting an environmental review of a proposed Project, prior to granting a permit or license for that project, typically request a search of the Sacred Lands Inventory as part of the CEQA environmental review process to determine if a project has an impact on Native American cultural resources. If a Sacred Lands Inventory search reveals that a Native American cultural resource is in a project area, (called "positive") the NAHC does not provide the name or location of the sites. Instead, the NAHC provides the requesting party a list of the California Native American Tribes on its AB 52/SB 18 Tribal Consultation Lists that are traditionally and culturally affiliated with the Project area so that the CEQA lead agency may consult with the Tribes to discuss avoidance, preservation in place, or mitigation of impacts to any Native American cultural resources in a project area[70].

The NAHC maintains a confidential SLF database which contains resources of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on June 27, 2022, to request a search of the SLF. The NAHC responded to the request in a letter dated August 4, 2022, indicating that the results failed to indicate the presence of Native American sacred lands (ECORP, 2022)

## 4.17.6 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to tribal cultural resources. Based on these significance thresholds, a project would have a significant impact to tribal cultural resources if it would:

***a) 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:***

*i. 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 § 5020.1(k); or*

[70] https://nahc.ca.gov/environmental-and-cultural-department/

*ii. 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 Resource Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.*

**Under the City's local significance threshold, the project would have significant effects if:** 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 any 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).

### 4.17.7 Environmental Impact Analysis

| Threshold 4.17 (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). | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** 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 any 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

Impact analysis for 4.17 (a) is included with analysis for 4.17 (b) below.

| **Threshold 4.17 (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. | | ✓ | | |

**Under the City's local significance threshold, the project would have significant effects if:** 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 any 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)

## Plans, Policies, and Programs (PPPs)

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 impacts to tribal cultural resources. The following PPP listed in **Section 4.4**, *Cultural Resources*, applies to the Project and would reduce impacts relating to tribal cultural resources. This requirement is included in the Project's MMRP to ensure compliance:

**PPP 4.4-1** 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.

## Project Design Features (PDFs)

There are no measures incorporated into the Project's design that are specifically intended to reduce or avoid impacts to tribal cultural resources. Compliance with regulatory requirements and the PPP listed above would ensure the Project would result in less than significant impacts to tribal cultural resources.

## Impact Analysis

### *Historic Context*

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

### *Research and Conclusions*

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

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that 37 surveys were completed within a one-mile radius of the project site. Of the 37 surveys, five were conducted withing the Project Area and the other 32 within the 1-mile radius.

The EIC records search and literature review revealed seven previously recorded historic-era cultural resources recorded within one-mile of the Project Site. Of the seven resources, six are historic-period budlings and one is a historic-era energy transmission line. There are no previously recorded cultural resources in the Project Area and none of the recorded resources will be impacted by the proposed Project. [71]

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

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

[71] Cultural Resources Inventory and Evaluation Report, Appendix D.

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.

### SB 18 and AB 52 Consultations

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 on June 27, 2022. The NAHC responded by letter on August 4, 2024. The NAHC has no evidence that sacred lands are present on the Project site.

As required by SB 18, the City sent SB 18 notification letters to the tribes identified by the NAHC as having traditional lands or cultural places located within the boundaries of Riverside County or project region. As required by AB 52, the City sent notification to the six Native American tribes who have previously requested in writing to receive notices pursuant to AB 52.

As a result of the SB 18 and AB 52 notifications the Gabrieleño Band of Mission Indians – Kizh Nation, and the Morongo Band of Mission Indians requested consultations. As a result of the consultations the Mitigation Measures noted below are required for the Project.

During the tribal consultation process, the City held meetings with the Gabrieleño Tribal representatives. The Gabrieleño - Kizh Nation provided the City with proposed mitigation measures. The Moongo Band of Mission Indians accepted the City's standard mitigation measures.

The City of Jurupa Valley completed mandatory compliance with Public Resources Code § 21074 associated with the environmental review of the proposed Project. Pursuant to consultation, there were no known tribal cultural resources identified on the Project site. There is a remote potential that implementation of the Project could encounter tribal cultural resources during ground-disturbing construction activities that occur in native soil. Accordingly, there is a potential for significant impacts to occur if tribal cultural resources are discovered during grading activities in native soils.

## Level of Significance Before Mitigation

Potentially Significant.

## Mitigation Measures

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

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

a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.
b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s).

c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of this EIR, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

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

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

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

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

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

1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or
3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.

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

e) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department

shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of this EIR. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

### Level of Significance After Mitigation

Less than significant.

### 4.18.8 Cumulative Impact Analysis

As demonstrated above in 4-17(a) and 4-17 (b), the Project would have a less than significant impact on tribal cultural resources with implementation of Mitigation Measures (MMs) **TCR-1 through TCR-3.** Though the Project Site is located in the northwestern area of Riverside County in the traditional use area of the Soboba Band of Luiseño Indians, the Gabrieleño Band of Mission Indians-Kizh Nation, the Morongo Band of Mission Indians and the Yahaaviatam of San Manuel Nation, there are no resources listed or determined eligible for listing, on the national, state, or local register of historical resources, and the City determined that no resources were identified during SB 18 and AB 52 tribal consultations that are eligible for listing under the criteria in PRC Section 5024.1(c).

As with the Project, future projects would also be required to engage in SB 18 and/or AB 52 consultation with Native American tribes in order to identify any tribal cultural resources that could potentially be impacted by the related project and to address potentially significant impacts, if identified. Future projects would also be required to comply with the City's Standard Conditions of Approval and any mitigation measures required for the treatment of inadvertent tribal cultural resource findings. As no known tribal cultural resources are located within the Project Site, and with implementation of **PPP 4.4-1** and Mitigation Measures (MMs) **TCR-1** through **TCR-3**, the proposed Project's contribution to cumulative impacts would not be considered cumulatively significant, and therefore, there is a less than significant potential for the proposed Project to contribute towards a significant cumulative impact to the significance of a tribal cultural resource or a collection of resources pursuant to California Code of Regulations §15064.5.

# 4.18 Utilities and Service Systems

## 4.18.1 Introduction

This Section addresses the current conditions for utility and service system providers, including water, wastewater, stormwater, solid waste, electricity, and natural gas services, and the Project's physical impacts related to construction and the ability for these providers to serve the Project. Impacts on electricity and natural gas supplies and consumption are addressed in **Section 4.6**, *Energy*.

The information in this Section is based, in part, on the following technical reports prepared for the Project:

- *Water and Sewer "Will-Serve Letter",* Jurupa Community Services District*,* dated March 15, 2023, and is included as Appendix K.
- *Preliminary Drainage Study*, Madole & Associates, Inc., dated September 27, 2024, and is included as Appendix G.
- *Preliminary Water Quality Management Plan*, Madole & Associates, Inc., dated September 2024, and is included as Appendix H.
- *Air Quality & Greenhouse Gas Emissions Assessment*, ECORP Consulting, Inc., dated September 2024, and is included as Appendix B.

## 4.18.2 Existing Conditions

### Water Service

The Project site is located in the service area of the Jurupa Community Services District (JCSD). The JCSD service area encompasses 40.8 square miles of northwest Riverside County and includes the City of Eastvale and a majority of the City of Jurupa Valley. JCSD would be the purveyor of water to the Project site. Information on the JCSD is provided in the 2020 Urban Water Management Plan (UWMP) prepared for the Jurupa Community Services District. Under existing conditions, the Project site is currently occupied by Vernola Ranch, an active corn field utilized for grain and associated structures since 1985.

JCSD's potable and non-potable water supply primarily consists of groundwater pumped from the Chino Basin and is supplemented with water from the Riverside-Arlington Basin. As one of the largest groundwater basins in Southern California, the Chino Basin is adjudicated, and pumping activities are closely monitored by the Chino Basin Watermaster. While JCSD does not rely on imported water, surface water, or recycled water to directly increase their water supply, the Chino Basin Watermaster has historically purchased water from the Riverside South Groundwater Basin from Rubidoux Community Services District (RCSD).

The JCSD 2020 UWMP outlines JCSD's approach to meeting future water demands while also reducing the need for imported water within the service area. The UWMP calculates that the JCSD's water demand as of December 31, 2021, was 24,977 acre-feet (AF). According to **Table 4.18-1**, *JCSD's Projected Water Supply and Demand through 2045,* the UWMP calculates that the district's water demand (both potable and non-potable water) for the year 2045 is anticipated to be approximately around 37,135 AF and projected water supplies is anticipated to be approximately 44,093 AF. (JCSD, 2021a)

**Table 4.18-1 PROJECTED ANNUAL WATER PRODUCTION REQUIREMENTS FOR JCSD**

| Year | Projected Water Supply (AF) | Projected Water Demand (AF) |
|---|---|---|
| 2025 | 42,093 | 30,865 |
| 2030 | 44,093 | 33,375 |
| 2035 | 44,093 | 35,165 |
| 2040 | 44,093 | 37,135 |
| 2045 | 44,093 | 37,135 |

**Source**: JCSD, 2021, Table 4-2, Table 6-9.

### Water Conveyance

The Project will connect to the existing water service available as a 24-inch line in Limonite Avenue, 12-inch line in Wineville Avenue, and 12-inch line in 63rd Street. The Project proposed installation of new water line in 63rd Street to replace the existing water service line.

### Wastewater Service

The JCSD sewer system provides wastewater conveyance for the Project site. Wastewater collected by JCSD is treated at three regional wastewater treatment plants: City of Riverside Regional Water Quality Control Plant (RWQCP); Orange County Sanitation District via the Inland Empire Brine Line (IEBL); and Western Riverside County Regional Wastewater Authority's Wastewater Treatment Plant (WRCRWA). Wastewater generated at the Project site is discharged into the WRCRWA for treatment by the City of Riverside's Water Quality Control Plant and ultimately flows into the Santa Ana River. The current maximum capacity of the WRCRWA is 14 million gallons per day (MGD) and JCSD's capacity rights are 6 MGD. (JCSD, 2021)

### Wastewater Conveyance

The Project will connect to the existing sewer service available as 15-inch and 12-inch lines in Limonite Avenue and 18-inch line in 63rd Street.

### Storm Drainage

The Project site is located within the boundary of the Riverside County Flood Control District Day Creek Area Drainage Plan (ADP). The Day Creek Channel bisects the Project site. Existing topography conditions cause the existing flows to sheet flow onto the surrounding streets where the flows are captured by existing drainage systems.

Line J Storm Drain: The existing storm drain conveys the runoff from the Bellegrave Avenue Basin to an existing concrete channel located south of 68th Street. The concrete channel then conveys the flows and discharges them directly into the Santa Ana River. Lateral J-6 located in Wineville Avenue will collect flows from the Project site.

### Solid Waste Disposal and Diversion

Burrtec collects solid waste from residences and commercial land uses from most of the City of Jurupa Valley including the Project site. In 2019, the latest year for which data are available, approximately 98 percent of the solid waste landfilled from the City of Jurupa Valley was disposed of at the facilities described below in **Table 4.18-2.**

**Table 4.18-2 LANDFILLS SERVING THE CITY OF JURUPA VALLEY**

| Facility and Nearest City/Community | Remaining Capacity, cubic yards | Daily Permitted Disposal Capacity, tons | Actual Daily Disposal, tons[1] | Residual Daily Disposal Capacity, tons | Estimated Closing Date |
|---|---|---|---|---|---|
| Badlands Sanitary Landfill, Moreno Valley | 7,800,000 | 5,000 | 2,731 | 2,269 | 2059 |
| El Sobrante Landfill, Corona | 143,977,170 | 16,054 | 10,950 | 5,104 | 2051 |
| **Total** | 151,777,170 | 21,054 | 13,681 | 7,373 | Not applicable |

[1] Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Sources: *CalRecycle, SWIS Facility/Site Activity Details website, February 20, 2025.*

#### Electricity

Southern California Edison (SCE) provides electricity to the Project site. Overhead electric distribution lines are present within the right-of-way along Limonite Avenue, Wineville Avenue, and 63rd Street.

#### Natural Gas

SoCalGas provides natural gas to the Project site. The nearest SCGC high-pressure distribution line to the Project site is available as a 4-inch line in Limonite Avenue.

#### Telecommunications

The existing telecommunications services in the vicinity of the Project site are supplied by AT&T Distribution and Spectrum.

### 4.18.3 Notice of Preparation (NOP) & Scoping Meeting Comments

A NOP is a brief notice sent by the City to notify governmental agencies and the general public that the City plans to prepare an EIR. The purpose of the NOP is to solicit input as to the scope and content of the environmental information to be included in the EIR. The NOP for the Project was released for a 30-day comment period started on September 20, 2024, to October 19, 2024. No comments were received regarding utilities and service systems. Additionally, a virtual EIR Scoping Meeting was held on June 3, 2025. No comments were received relevant to utilities.

### 4.18.4 Regulatory Framework

#### *State*

##### Urban Water Management Planning Act

The Urban Water Management Planning Act was proposed and adopted to ensure that water planning is conducted at the local level, as the State of California recognized that two water agencies in the same region could have very different impacts from a drought. The Urban Water Management Planning Act requires water agencies to develop Urban Water Management Plans over a 20-year planning horizon and further requires Urban Water Management Plans to be updated every five years. The Urban Water

Management Plans provide a framework for ensuring a water supplier has the ability to provide water service to its customers during normal, dry, and multiple dry water years.

**Assembly Bill 939, Integrated Solid Waste Management Act of 1989**

Assembly Bill (AB) 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years disposal capacity for all jurisdictions within the county, or show a plan to transform or divert their waste.

**Assembly Bill 341 (Chapter 476, Statutes of 2011)**

Assembly Bill 341 increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses.

**Assembly Bill 1826 (California Public Resources Code §§ 42649.8 et seq.)**

Assembly Bill 1826 requires recycling of organic matter by businesses and multifamily residences of five of more units that generate such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. Multifamily residences are not required to have a food waste diversion program.

**Senate Bill 1383 (California Health and Safety Code §§ 39730.5 et seq.)**

Senate Bill 1383 set targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce emissions of methane, a short-lived climate pollutant, from decomposition of organic waste in landfills, for the protection of people in at-risk communities as well as to reduce GHG emissions.

**California Green Building Standards Code (Title 24 Part 11)**

The California Green Building Standards Code, commonly referred to as the CALGreen Code, is set forth in California Code of Regulations Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all water closets (i.e., flush toilets) are limited to 1.28 gallons per flush, and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established at: 2.0 gallons per minute (gpm) at 80 pounds per square inch (psi) for showerheads; 1.2 gpm at 60 psi for residential lavatory faucets; and 1.8 gpm at 60 psi for kitchen faucets.

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2019 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

**California Energy Efficiency Standards (Title 24 Part 6)**

The California Energy Efficiency Standards for Residential and Nonresidential Buildings (24 CA. Code Regs. 6) contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. The California Energy Commission (CEC) updates the Energy Code every three years. On August 11, 2021, the CEC

adopted the 2022 Energy Code. In December 2021 it was approved by the California Building Standards Commission for inclusion into the California Building Standards Code.

### *Regional*

#### Santa Ana Regional Water Quality Control Board

The Santa Ana Regional Quality Control Board (RWQCB) has oversight for a wastewater treatment plant to operate. The RWQCB issued Order No. R8-2019-0066 NPDES No. CA80000316 Waste Discharge and Water Reclamation Requirements for the WRCRWA. This Order serves as Waste Discharge Requirements (WDRs) pursuant to Article 4, Chapter 4 of California Water Code (CWC) commencing with Section 13260. This Order shall also serve as an NPDES permit pursuant to Section 402 of the Federal Clean Water Act (CWA) and implementing regulations adopted by the U.S. Environmental Protection Agency (USEPA) and Chapter 5.5, Division 7 of the CWC for point source discharges from the WRCRWA to the surface waters. The WRCRWA is designed to tertiary treat 14 million gallons per day (mgd) of wastewater.

#### Riverside Countywide Integrated Waste Management Plan

The Riverside Countywide Integrated Waste Management Plan (RCIWMP), was approved by the California Integrated Waste Management Board in 1996. The Plan outlines the goals, policies, and programs that the County and its cities, including what is now the City of Jurupa Valley, would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. The RCIWMP is composed of the Riverside Countywide Summary Plan, the Source Reduction and Recycling Element (SRRE) for the County and each of its cities, the Nondisposal Facility Element (NDFE) for the County and each of its cities, and the Riverside Countywide Siting Element.

### *Local*

#### City of Jurupa Valley Municipal Code

City of Jurupa Valley Municipal Code Chapter 6.75 sets forth requirements for solid waste collection and disposal. Chapter 6.77 sets forth requirements for storage and collection of organic material and recyclable materials.

#### City of Jurupa Valley General Plan

The specific policies outlined in the City's General Plan that are related to utilities and service systems and that apply to the proposed Project are listed in the General Plan Consistency Analysis **Table 4.11-2** in **Section 4.11**, *Land Use and Planning*.

#### Jurupa Community Services District 2020 Water and Sanitary Sewer Standards Manual

The Jurupa Community Services District (JCSD) Water and Sewer Standards Manual is to ensure that water and sewer facilities constructed within the JCSD are complete, standardized, and in compliance with government codes and water and wastewater industry best practices. The second purpose of the standard specifications is to provide interested parties with the District's procedures, policies, and requirements to aid in the cost-effective planning, design, and construction of water and wastewater facilities within the District. If water and/or sewer service is desired within the District, service can normally be provided if conditions are met. JCSD's 2020 Standards Manual outlines general requirements for design of water and/or sewer infrastructure.

### 4.18.5 Thresholds of Significance

In accordance with § 15064.7 of the State CEQA Guidelines, the City of Jurupa Valley adopted local CEQA Guidelines. The City's local CEQA Guidelines are based on the CEQA checklist included in Appendix G of the State CEQA Guidelines. The City of Jurupa Valley Guidelines recognizes the following significance thresholds related to utilities and service systems. Based on these significance thresholds, a project would have a significant impact on utilities and service systems if it would:

**a) 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;**

**Under the City's local significance threshold, the project would have significant effects if***:* the installation of water and sewer lines impact land (either disturbed or undisturbed) to a degree that impacts cannot be mitigated to less than significant levels.

**b) Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;**

**Under the City's local significance threshold, the project would have significant effects if:** the project results in the water purveyor (i.e., 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.

**c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;**

**Under the City's local significance threshold, the project would have significant effects 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.

**d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or**

**Under the City's local significance threshold, the project would have significant effects 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 percent.
- State legislation (AB 341) mandates businesses and public entities generating four cubic yards or more of waste per week and multifamily residential dwellings with five units or more to recycle.

**e) Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.**

**Under the City's local significance threshold, the project would have significant effects 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).

## 4.18.6 Environmental Impact Analysis

| Threshold 4.18 (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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects 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.

### Plans, Policies, and Programs (PPPs)

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 impacts to utilities and service systems. The following applies to the Project and would reduce impacts relating to utilities and service systems. These requirements are included in the Project's MMRP to ensure compliance:

**PPP 4.18-1** **Compliance with Jurupa Community Services District Requirements.** The Project must comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and fees for commercial and industrial projects regarding water and sewer services.

### Project Design Features (PDFs)

There are no PDFs applicable to the Project related to the topic of utilities and services.

### Impact Analysis

No existing water or wastewater lines would be relocated or upsized as part of the proposed Project. The Project would include the installation of water and wastewater lines within the Project site, connecting to existing facilities within Limonite Avenue, Wineville Avenue and 63rd Street. Installation of water and wastewater lines in the Project site is considered an inherent component of the Project's construction process, and no significant impacts have been identified throughout this EIR specifically related to installation of the water and sewer lines.

#### Water Supplies

Water service will be provided by JCSD. The Project will connect to the existing water service available as a 24-inch line in Limonite Avenue, 12-inch line in Wineville Avenue, and 12-inch line in 63rd Street. The Project proposed installation of new water line in 63rd Street to replace the existing water service line.

#### Wastewater

Sanitary sewer service will be provided by JSCD. The Project will connect to the existing sewer service available as 15-inch and 12-inch lines in Limonite Avenue and 18-inch line in 63rd Street.

### Storm Water Drainage

In the proposed Project, the site will maintain three drainage areas, one to the east of the existing channel and two to the west. Storm water will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention volume will be diverted to the existing Day Creek Channel for drainage areas A and B and to Lateral J-6 located in Wineville Avenue for drainage area C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater to erode topsoil downstream.

### Electricity

The Project will connect to the existing Southern California Edison electrical distribution facilities available within the right-of-way around the site. The precise points of connection to the Project site will be coordinated with SCE. All electrical lines within the Specific Plan Area would need to be underground and shall be subject to SCE review and approval.

### Natural Gas

The Project will connect to the existing Southern California Gas (SoCal Gas) natural gas distribution facilities available as a 4-inch line in Limonite Avenue. The precise points of connection to the Project site will be coordinated with SoCal Gas. All natural gas lines within the Project site would need to be underground and shall be subject to SoCal Gas review and approval.

### Telecommunications

AT&T Distribution and Spectrum own and operate telecommunications facilities around the Project site. Project construction would include installation of telecommunications facilities onsite connecting to existing facilities on and near the site. Project development would not require construction of new or upgraded telecommunications facilities offsite. Impacts of construction and operation of new telecommunications facilities onsite would be part of the impacts of the whole project analyzed throughout this DEIR.

Installation of utilities on the Project Site is considered an inherent component of the Project's construction process, and no significant impacts have been identified throughout this DEIR specifically related to their installation.

## Level of Significance Before Mitigation:

Less than significant.

## Mitigation Measures

No mitigation is required.

## Level of Significance After Mitigation

Less than significant.

| Threshold 4.18 (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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects 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.

### Plans, Policies, and Programs (PPPs)

**PPP 4.18-1** shall apply.

### Project Design Features (PDFs)

There are no PDF's related to the topic of water supplies.

### Impact Analysis

#### Water Supplies

JCSD is responsible for supplying potable water to the Project site. Water use for the Project was estimated by using the CalEEMod Datasheets that are included as part of Appendix B. The Project is estimated to have a water demand of 38.76 acre-foot per year (or 34,603 gallons per day).[72]

The water demand projections in the JCSD's 2020 UWMP included the Project site existing land use and zoning and assumed 22 acres of Medium High Density Residential and 14 acres of Commercial. The proposed Project includes 29 acres of Medium High Density Residential and 4 acres of Commercial. Based on that assumption, the potable water demand was accounted for in the 2020 UWMP. **Table 4.18-3** Current Site Land Use and Proposed Land Use Water Demand Estimates provides details on the decrease in water demand as projected in the JCSD's 2020 UWMP. Commercial water estimates are based on JCSD's commercial demand factor of 8,100 gallons per day (gpd) / gross acre and MHDR demand factor of 3,000 gpd/gross acre.

**Table 4.18-3 Current Site Land Use and Proposed Land Use Water Demand Estimates**

| Land Use | Commercial Demand (gpd) | Residential Demand (gpd) | Total Demand (gpd) |
|---|---|---|---|
| Existing Land Use<br>14 acres Commercial &<br>22 acres MHDR. | 113,400 | 66,000 | 179,400 |
| Proposed Land Use<br>10 acres commercial &<br>29 acres MHDR. | 32,400 | 87,000 | 119,400 |

The JCSD Board determined that there would be sufficient water supply, water production ability, and water rights/entitlements to meet the current customer water demands in normal, single-dry, and

[72] Air Quality & Greenhouse Gas Emissions Assessment (Appendix B)

multiple- dry year periods. Future water demands will be met with a combination of existing and future supply sources. JCSD is working to expand existing supply sources with wellhead treatments that are still in the planning stages. Future supply sources include the Recycled Water Program in JCSD's service area for 660 AFY beginning in 2025 that will make available an equal amount of potable water; and the Etiwanda Pipeline for 6,000 AFY beginning in 2026. Engineering is underway for both projects, with entitlement secured for the recycled water and a contract being negotiated for the Etiwanda Pipeline project. These future projects were accounted for in the JCSD's water supply planning projections in the 2020 UWMP and the 2020 Water Master Plan to meet buildout around 2040, in normal, single- dry, and multiple-dry year periods. With the ongoing water conservation efforts, JCSD will further ensure its ability to provide sufficient supply.

Based on the evidence provided herein, the total projected water supplies available to JCSD during normal, single dry, and multiple dry year periods over a 20-year projection will be sufficient to meet the projected water demand associated with the proposed Project in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses. Therefore, there are sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Implementation of the Project would result in a less than significant impact.

### Level of Significance Before Mitigation:

Less than significant.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.18 (c) Would the Project: | Potentially Significant or Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects 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.

### Plans, Policies, and Programs (PPPs)

**PPP 4.18-1** shall apply.

### Project Design Features (PDFs)

There are no PDFs applicable to the Project related to the topic of wastewater services.

### Impact Analysis

JCSD is responsible for supplying wastewater conveyance and treatment to the Project site. As previously discussed above in Section 4.18.2, wastewater collected by JCSD is treated at three regional wastewater treatment plants: City of Riverside Regional Water Quality Control Plant (RWQCP); Orange County Sanitation District via the Inland Empire Brine Line (IEBL); and Western Riverside County Regional Wastewater Authority's Wastewater Treatment Plant (WRCRWA). Wastewater generated at the Project site is discharged into the WRCRWA for treatment by the City of Riverside's Water Quality Control Plant and ultimately flows into the Santa Ana River. The current maximum capacity of the WRCRWA is 14 million gallons per day (MGD) and JCSD's capacity rights are 6 MGD. The JSCSD's current average flows are 4.6 MGD with the projected buildout wastewater contribution from JCSD is 5.22 MGD. According to the 2020 UWMP the total wastewater flows from JCSD to the WRCRWA is 4.6 MGD.

Western Municipal Water District (WMWD) operates the WRCRWA. Using the WMWD's Equivalent Dwelling Unit (EDU) of 200 gpd (3.01 people/EDU) for the residential portion of the Project and 1,700 gpd/acre for the commercial portion of the Project the estimated wastewater generation is 57,807 gpd for the residential uses and 6,800 gpd for the commercial uses, for a total of 64,607 gpd or 0.054 MGD. The amount of wastewater that would be generated by the Project is an increase of 1.4 percent for JCSD wastewater and 0.46 percent of the WRCRWA capacity and would only increase JCSD's current flows to 4.654 MGD.

The amount of wastewater that would be generated by the Project is much less than one percent of total remaining daily treatment capacity at the WRCRWA. Therefore, sufficient wastewater treatment capacity available to serve the Project's projected demand in addition to the provider's existing commitments. Implementation of the Project would result in a less than significant impact.

### Level of Significance Before Mitigation:

Less than significant.

### Mitigation Measures

No mitigation is required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.18 (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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects 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.

### Plans, Policies, and Programs (PPPs)

**PPP 4.18-2** The Project shall comply with Section 4.408 of the 2022 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa Valley shall review and verify the Contractor's documentation that confirm the volumes and types of waste that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

**PPP 4.18-3** The Project shall comply with Section 6.77.040 – Requirements for commercial organic waste generators, which establishes recycling and organics collection requirements for commercial businesses, including multi-family residential dwellings.

### Project Design Features (PDFs)

There are no Project Design Features applicable to the Project related to the topic of solid waste.

### Impact Analysis

Construction and operation of the Project would result in the generation of solid waste, requiring disposal at a landfill. During construction of the Project, solid waste in the form of demolition material, materials and debris currently stored on-site, and remnants of unused construction materials would require disposal at a landfill. Waste also would be generated by the construction process, primarily consisting of discarded materials and packaging. Section 4.408 of the 2022 California Green Building Standards Code (CALGreen; Part 11 of Title 24, California Code of Regulations) requires that 65 percent of construction/demolition waste be diverted from landfills. The Project would be required to comply with General Plan Policy CSSF 2.67 Waste Diversion, which would achieve at least the minimum construction and demolition waste diversion requirement of 75 percent.

Solid waste from the Project site will be hauled by Burrtec Waste Industries, Inc. and transferred to the Agua Mansa Material Recovery Facility (MRF)/Transfer Stations. From the MRF, non-recyclable materials will likely be disposed of at Badlands Sanitary Landfill or the El Sobrante Landfill. The Badlands Sanitary Landfill has a permitted disposal capacity of 5,000 tons per day with a remaining capacity of 7,800,000 cubic yards or 10,920,000 tons (7,800,000 cubic yards x [1.4 tons/1 cubic yard]). The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2059 (CalRecycle, 2023). The El Sobrante Landfill has a permitted disposal capacity of 16,054 tons per day with a remaining capacity of 143,977,170 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2051 (CalRecycle, 2023).

Based on solid waste generation usage obtained from the Project's *Air Quality & Greenhouse Gas Analysis CalEEMod Model Runs and Output* (Appendix B), the Project would generate approximately 254.59 tons of solid waste per year or 0.70 tons per day. **Table 4.18-4** compares the Project's waste generation against the remaining landfill capacity.

**Table 4.18-4 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 | 0.70 | 0.014% |
| El Sobrante Landfill | 16,054 | 0.70 | 0.004% |

As shown on **Table 4.18-4,** 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 Before Mitigation:

Less than significant.

### Mitigation Measures

No mitigation is required.

### Level of Significance After Mitigation

Less than significant.

| Threshold 4.18 (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? | | | ✓ | |

**Under the City's local significance threshold, the project would have significant effects if:** it does not participate in individual programs (i.e., solid waste pickup, recycling) identified the Countywide Integrated Waste Management Plan (CIWMP) which was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939).

### Plans, Policies, and Programs (PPPs)

**PPP 4.18-2** and **4.18-3** shall apply to the Project and will be included in the Project's MMRP.

### Project Design Features (PDFs)

There are no Project Design Features applicable to the Project related to the topic of solid waste.

### Impact Analysis

The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Assembly Bill 341 sets a Statewide waste diversion goal to

75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses. City of Jurupa Valley General Plan Policy CSSF 2.66 *Waste Diversion* sets a goal of at least the minimum construction and demolition waste diversion requirement of 75 percent.

Future development projects in accordance with the Specific Plan would be required to coordinate with Burrtec Waste Industries, Inc., the waste hauler, to develop collection of recyclable material for the Project on a common schedule as set forth in applicable local, regional, and state programs identified in the Countywide Integrated Waste Management Plan (CIWMP). Recyclable materials that could be recycled by the Project include paper products, glass, aluminum, and plastic. Additionally, the Project would be required to implement PPP 4.18-2 and comply with applicable elements of AB 939, and other applicable local, state, and federal solid waste disposal standards. This would ensure that the solid waste stream to regional landfills is reduced in accordance with existing regulations. Accordingly, impacts would be less than significant.

### Level of Significance Before Mitigation:

Less than significant.

### Mitigation Measures

No mitigation is required.

### Level of Significance After Mitigation

Less than significant.

## 4.18.7 Cumulative Impact Analysis

This cumulative impact analysis considers buildout of the Project in conjunction with General Plan buildout within the service area for the respective utility providers or the service area for specific facilities (e.g., wastewater treatment facilities).

As with the Project, individual cumulative development projects would require the construction of necessary infrastructure (water and wastewater lines, storm drain facilities, dry utilities, and others) to serve the projects. Each individual development project is subject to review for utility capacity to avoid unanticipated interruption of service or inadequate supplies. Coordination with the utility providers would allow for the provision of utility services to the Project and other developments. The Project and cumulative development are subject to connection and service fees to offset increased demand and assist in facility expansion and service at the time of need. The infrastructure needed for the Project would be limited to the Project site. The environmental impacts associated with the construction of these facilities are addressed throughout this EIR and would be less than significant. Therefore, the Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with construction of utility infrastructure.

Water Service

The cumulative area considered for water supply is the service area of the JCSD. The 2020 Urban Water Management Plan (UWMP) was adopted by the JCSD in June of 2021, which details JCSD's current and future water supply. The document found that, based on the existing and planned supplies, the JCSD can meet 100 percent of the projected water demand for its service area through 2045, even with the recurrence of a severe drought. Because the demand for water services for the Project and the rest of

JCSD's service area can be met through 2045, including the recurrence of a severe drought, cumulative impacts to water services would be less than significant.

### Wastewater Service

The cumulative area for wastewater-related issues is the JCSD service area. The current maximum capacity of the WRCRWA is 14 MGD and JCSD's capacity rights are 6.0 MGD. According to the 2020 UWMP, the total wastewater flows from JCSD to the WRCRWA is 4.6 MGD. As such, there is adequate existing capacity to provide wastewater treatment for the Project and cumulative development. Therefore, the Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with water treatment facilities.

### Stormwater Drainage

Cumulatively, development within the Santa Ana watershed will result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics. Increased impervious surfaces are likely to alter existing hydrology and increase potential pollutant loads. However, all future development in the City and throughout the Santa Ana RWQCB is required to comply with the requirements of the NPDES permit program and implemented BMPs. Additionally, as discussed in Section 4.10, *Hydrology and Water Quality*, of this EIR, the Project would not exceed the existing Line J storm drain system capacity. Therefore, the proposed Project would not make a significant contribution to any cumulatively considerable impacts related to drainage or water quality on a local or regional basis.

### Solid Waste

AB 939 mandates the reduction of solid waste disposal in landfills (PRC Section 42649). In addition, City of Jurupa Valley General Plan Policy CSSF 2.66 *Waste Diversion* sets the goal of at least the minimum construction and demolition waste diversion requirement of 75 percent. Chapter 6.77 – Recyclables and Organics Collection establishes requirements for single-family and commercial, including multi-family dwelling units, organic waste generators. The City's waste haulers use a variety of County landfills in the area. The solid waste generated by construction and operation of the Project would represent a nominal portion of daily disposal capacities at existing landfill facilities. The existing landfill facilities have sufficient daily capacity to handle solid waste during the Project's construction and operation and would not directly result in the need for expanded solid waste disposal facilities. With El Sobrante Landfill's planned capacity through 2051 and projected growth rates contained in the City's General Plan EIR, sufficient landfill capacity would exist to accommodate future disposal needs through 2030. Notwithstanding landfill capacity, PPP 4.18-3 would further reduce impacts relating to solid waste. Further, the Project would adhere to applicable local and State regulations during both construction and long-term operation to reduce solid waste generation. Other cumulative development would be required to comply with such regulations. Therefore, development according to the City's General Plan would not create demands for solid waste services that would exceed the capabilities of the County's waste management system. Consequently, cumulative impacts associated with solid waste within the City would be considered less than significant.

# 5.0 Alternatives

## 5.1 Introduction

CEQA Guidelines §15126.6(a) describes the scope of analysis that is required when evaluating alternatives to proposed projects, as follows:

> *"An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selection of a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason."*

As discussed in Draft EIR Section 4.0, *Environmental Analysis*, the proposed Project would result in significant adverse environmental effects that cannot be mitigated to below levels of significance after the implementation of Plans, Policies, and Programs (PPPs), Project Design Features (PDFs) and feasible mitigation measures (MMs). The Project's significant and unavoidable impacts are summarized below in Subsection 5.4.

## 5.2 Summary Description of the Proposed Project

The Project proposes the development of a total of 232 residential units and 24,000 SF of commercial/retail space within 33 acres. The residential units will be a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units. Some of the amenities will consist of 2 dog parks with relief stations, rentable community garden space, a recreation center with community spa and pool, open spaces, two tot lots with play structures, shaded areas and picnic tables, equestrian hitching area, and equestrian and multipurpose trails. The total homeowner association (HOA) maintained parks, open space and recreation center is 2.02 acres, the total JARPD maintained equestrian trail is 0.16 acres, the total City maintained right-of-way multipurpose trails and parkway landscaping will be 1.71 acres for a total of 3.89 acres of recreational amenities. Additionally, the proposed Project involves the construction of site improvements such as 7.25 acres of landscaping, residential area and commercial area parking, and infrastructure facilities. A more detailed description of the Project is provided in Section 3.0 – Project Description/Environmental Setting.

The Project includes applications for the following discretionary permits from the City of Jurupa Valley, the lead agency

### General Plan Amendment (GPA) No. 22006

The Project proposes a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential).

### Change of Zone (CZ) No. 220013

The Project proposes a Change of Zone (CZ) to change the current Planned Unit Development (PUD) to reflect the changes proposed by the Project. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to reflect the residential uses for parcels APN 157-250-011 and 157-250-013 is required as to reflect the changes to the existing PUD-1.

### Tentative Tract Map (TTM) No. 38541

The Project is proposing to subdivide approximately 33 acres into 24,000 square feet of commercial/retail space and 232 residential lots with a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units.

### Site Development Permit No. 220072

The Project requires a Site Development Permit (SDP) as it is proposing changes in land use and new construction.

## 5.3 Project Objectives

The goal of the Project is to implement the City of Jurupa Valley's General Plan and to develop vacant, undeveloped, and under-utilized parcels within in an area of the City with predominantly residential and commercial uses. The following is a list of specific objectives that the Project is intended to achieve.

- Housing – Provide a range of housing opportunities in a diverse mix of neighborhoods to support an array of housing choices for a variety of populations, lifestyles and family groups.
- Quality of Life – Create a neighborhood that has a unique character and quality with a commitment to exemplary living, working, and recreational environments by providing a mix of uses that includes residential, commercial, and recreational opportunities that meet local, community, and regional needs.
- Recreation and Open Space – Develop community pool, open spaces (dog park rentable garden space, and tot lot), and an integrated trails network with pedestrian, equestrian, and bicycle amenities to create passive and active recreational opportunities to serve its residents and the surrounding community.
- Mobility Choices – Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety, as alternatives to automobile use. Incorporate two new bus turnouts and multi-use trail systems along the Limonite Avenue frontage that facilitate the ultimate vision of the City.
- Community Design – Transform the area into a visually attractive, welcoming, and safe development and environment.

## 5.4 Summary of the Proposed Projects Significant Impacts

As discussed in Draft EIR Section 4.0, *Environmental Analysis*, the proposed Project would result in significant adverse environmental effects that cannot be mitigated to below levels of significance after the implementation of Project design features, mandatory regulatory requirements, and feasible mitigation measures. The unavoidable significant impacts are as follows:

GHG Emissions Generation, Significant Direct and Cumulatively Considerable Impact: Project related GHG emissions totaling 5,245 MTCO2e/yr would exceed the City's GHG emission significance threshold of 3,000 MTCO2e/yr and would result in a cumulatively considerable impact to the environment. No feasible mitigation measures exist that would reduce the Project's GHG emissions to levels that are less than significant.

## 5.5 Alternates Considered and Rejected

An EIR is required to identify any alternatives that were considered by the Lead Agency but were rejected as infeasible. Among the factors described by CEQA Guidelines §15126.6 in determining whether to exclude alternatives from detailed consideration in the EIR include: a) failure to meet most of the basic project objectives, b) infeasibility, or c) inability to avoid significant environmental impacts. With respect to the feasibility of potential alternatives to the proposed Project, CEQA Guidelines §15126.6(f) (1) notes:

> *"Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site…"*

In determining an appropriate range of alternatives to be evaluated in this Draft EIR, possible alternatives were initially considered and, for a variety of reasons, rejected. Alternatives were rejected because either: 1) they could not accomplish the basic objectives of the Project, 2) they would not have resulted in a reduction of significant adverse environmental impacts, or 3) they were considered infeasible to construct or operate.

Essentially an infill site, is vacant and undeveloped but surrounded by existing residential and commercial uses. "Less intense" alternatives for developing the site would be similar to the existing land use and zoning for the residential and commercial uses in the area of the Project site.

CEQA does not require that an analysis of alternative sites always be included in an EIR. However, if the surrounding circumstances make it reasonable to consider an alternative site, then this alternative should be considered and analyzed in the EIR. In making the decision to include or exclude analysis of an alternative site, the "*key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR*" (CEQA Guidelines §15126.6(f) (2)).

The Project Applicant does not hold ownership control over any other parcels of land in or near the Project site that could be used as an alternative location for the proposed Project. Since the Project Applicant does not have ownership control over, and cannot reasonably obtain ownership control over, any other parcels of land in the nearby area under the jurisdiction of the City of Jurupa Valley that could accommodate the Project, an alternative location alternative is not feasible.

The City considered and rejected an alternative that would have developed the project on an alternative site. In making the decision to include or exclude analysis of an alternative site, the "key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR" (CEQA Guidelines §15126.6[f][2)].

Regarding the feasibility of finding another potential vacant location for the Project, there are no existing, undeveloped sites that are a similar size as the Project site within close proximity to the key freeway infrastructure (i.e. I-15) and that could reasonably be controlled by the Project Applicant for the purpose of developing the Project. Furthermore, the Project Applicant does not hold ownership control over any other parcels of land in or near the Project site that could be used as an alternative location for the proposed Project. Therefore, because an alternative location is not available that would avoid or substantially lessen the significant environmental effects of the Project, and because the Project Applicant does not have ownership control over, and cannot reasonably obtain ownership control over, any other parcels of land in the jurisdiction of the City that could accommodate the Project, an alternative location alternative is not feasible. Accordingly, this alternative is not further considered in the Draft EIR.

The City also considered and rejected an alternative that would have developed the site with all commercial uses. An all-commercial alternative would increase in traffic resulting in greater impacts to Air Quality, Energy, Greenhouse Gas Emissions, Noise, Transportation, and Utilities impacts. Significant and Unavoidable impacts to Greenhouse Gas Emissions would be increased under this alternative. Accordingly, this alternative is not further considered in the Draft EIR.

## 5.6 Alternatives Under Consideration

CEQA Guidelines §15126.6(e) requires that an alternative be included that describes what would reasonably be expected to occur on the property, in the foreseeable future, if the proposed Project were not approved, based on current plans and consistent with available infrastructure and community services (i.e., "no project" alternative). For development projects that include a revision to an existing land use plan, the "no project" alternative is considered to be the continuation of the existing land use plan into the future. For projects other than a land use plan (for example, a development project on an identifiable property such as the proposed Project evaluated herein), the "no project" alternative is considered to be a circumstance under which the proposed Project does not proceed (CEQA Guidelines § 15126.6(e) (3) (A-B)). For the alternatives analysis in this Draft EIR, the potential scenario where the Project does not proceed is considered to be the "No Project Alternative/No Development Alternative."

The following scenarios were identified by the City of Jurupa Valley as potentially feasible alternatives to the proposed Project that would be evaluated in detail in the EIR: (1) No Project/No Development; (2) No Project/ Existing General Plan and Zoning Development; (3) Reduced Intensity /General Plan Amendment/Change of Zone.

### 5.6.1 No Project / No Development Alternative

The no project/no development alternative considers no development/disturbance on the Project site beyond that which occurs under existing conditions. As such, the approximately 33 -acre Project site would continue to consist of undeveloped vacant land. Under this Alternative, no improvements would be made to the Project site and the Project's commercial and residential development would not occur. This

Alternative was selected by the City to compare the environmental effects of the Project with an alternative that would leave the Project site in its existing condition.

### 5.6.2 No Project / Existing General Plan and Zoning Development Alternative

The No Project/ Existing General Plan and Zoning Development Alternative proposes land uses consistent with the City's General Plan Land Use Map - the site is designated for MHDR uses (Medium High Density Residential – with a maximum 8 dwelling units/acre) and CR (Commercial Retail). This alternative would require a change of zone as the current zoning is Planned Unit Development (PUD) and in accordance with Municipal Code Section 9.238.040 – Adoption of PUD zone adoption of a new PUD or amendments to an existing PUD require that the provisions in Chapter 9.238, as well as Chapter 2.985, Amendments and Change of Zone, are followed. Buildout under this plan would result in the sites potential to be developed with up to 175 residential units and 91,780 square feet of commercial uses.

### 5.6.4 Reduced Intensity / General Plan Amendment / Change of Zone

The Reduced Intensity Alternative would develop the Project site with 20 percent fewer residential units while with 24,000 square feet of commercial uses. This alternative would require a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential) and a Change of Zone (CZ) for the entire site to change the current PUD to reflect the changes in residential and commercial density and site locations. The total number of residential units would be reduced by 47 from the Project's proposed 232 units to 185 units.

This Alternative would have a less of an impact than the proposed Project as it would generate less traffic compared to the proposed Project. As the proposed Project's significant impact on GHG emissions is primarily the result of mobile emissions, the Reduced Intensity Alternative would lessen the potential environmental impacts to Greenhouse Gas Emission. Additionally, decreases in traffic would reduce impacts on Air Quality, Energy, Noise, Population, Traffic, and Utilities.

## 5.7 Analysis of Alternatives

The following discussion compares the impacts of each alternative considered by the City of Jurupa Valley with the impacts of the proposed Project, as detailed in Section 4.0, *Environmental Analysis*, of this Draft EIR. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), CEQA Guidelines §15126.6(d) requires that the discussion of alternatives focus on alternatives which are capable of avoiding or substantially lessening the significant effects of the Project. Therefore, the analysis provided herein focuses on a comparison of the Project's significant impacts to the level of impact that would occur under each evaluated alternative. Although the Project's less-than-significant impacts also are mentioned and compared to the alternatives evaluated herein, the emphasis is on the significant impacts of the Project that require mitigation as required by CEQA. A conclusion is provided for each significant impact of the Project as to whether the alternative results in one of the following: (1) reduction or elimination of the proposed Project's impact, (2) a greater impact than would occur under the proposed Project, (3) the same impact as the proposed Project, or (4) a new impact in addition to the proposed Project's impact.

### 5.7-1 No Project / No Development Alternative

The No Project/No Development Alternative assumes no development or disturbance on the Project site beyond that which now occurs (i.e., existing conditions). As such, the approximately 33-acre Project site would continue to consist of vacant and undeveloped land. Under this Alternative, no improvements

would be made to the Project site and none of the proposed Project's residential units or commercial uses will be developed. This Alternative was selected by the City of Jurupa Valley to compare the environmental effects of the proposed Project with an alternative that would leave the Project site in its existing condition subject to the continuation of the existing conditions.

### *1. Aesthetics*

The Project site does not contain any unique aesthetic resources, nor does it serve as a prominent scenic vista. The site is vacant, undeveloped and disturbed land. Current disturbances include foot traffic, off-road driving, and minor trash dumping. The surface cover is composed of barren areas and ruderal (weedy) plant community. The ruderal plant community is found throughout the property except on the areas disturbed by off-road vehicle use. Under the No Project/No Development Alternative, the visual character and quality of the site would be maintained in its existing condition. No structures would be introduced on the Project site under this alternative, including the proposed residential and commercial buildings, parks, trails, lighting, or landscaping. Accordingly, although the Project would result in less than significant impacts associated with aesthetics, the No Project/No Development Alternative would result in no impacts.

### *2. Agriculture and Forestry Resources*

The site is not listed as 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 or the City's General Plan Farmland in Jurupa Valley Figure 4.13. In addition, the Project site has not been used for agricultural purposes since at least 1975 and no properties abutting the Project site are classified as Farmland or used for agricultural purposes. The Project site and surrounding properties do not contain any forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Accordingly, although the Project would result in less than significant impacts associated with agriculture and forestry resources, the No Project/No Development Alternative would result in no impacts.

### *3. Air Quality*

The No Project/No Development Alternative would avoid the introduction of new potential sources of short-term (construction) and long-term (operational) air pollutant emissions that would occur during the implementation of the Project. Accordingly, all of the Project's short- and long-term air quality impacts would be avoided under this alternative because no construction and operational activities would occur at the Project site. Accordingly, although the Project would result in less than significant impacts associated with air quality, the No Project/No Development Alternative would result in no impacts.

Although selection of the No Project/No Development Alternative would avoid the implementation of the Project, it would not necessarily prevent the Project or another project of its nature from being developed in another location in response to the demand for housing in the region. As such, it is possible that selection of the No Project/No Development Alternative would merely displace the Project's air pollutant emissions and significant and unavoidable air quality impacts to another location in the South Coast Air Basin (SCAB) resulting in the same or greater environmental effects to air quality.

### *4. Biological Resources*

The No Project/No Development Alternative would leave the property in its existing condition. Under this alternative, impacts would be less than the Project because the property would not be disturbed compared to the permanent disturbance that would occur as the result of the Project's proposed development. Accordingly, although the Project would result in less than significant impacts associated with biological resources with incorporation of mitigation measures, the No Project/No Development Alternative would eliminate the Project's potential impacts to burrowing owl, Crotch Bumblebee, and nesting migratory birds, and no mitigation would be required.

### *5. Cultural Resources.*

No known historic resources, archaeological resources, cultural resources, or human remains were identified as occurring within the Project site under existing conditions. However, there is a potential to encounter archeological resources in native soils during grading activities. Accordingly, although the Project would result in less than significant impacts associated with cultural resources with incorporation of mitigation measures, this alternative would have no impact related to cultural resources.

### *6. Energy*

Under the No Project/No Development Alternative, the Project site would remain a vacant and undeveloped site; therefore, the site would not require near-term or long-term energy resources. Accordingly, although the Project would result in less than significant impacts associated with energy, the No Project/No Development Alternative would have no impact related to energy use.

### *7. Geology and Soils*

The No Project/No Development Alternative would result in no grading of the property; therefore, no impacts to geology or soils would occur. No known paleontological resources were identified as occurring within the Project site under existing conditions. However, research has revealed the presence of early Pleistocene-aged old alluvial channel and fan deposits mapped on the project site. In western Riverside County, old and very old alluvial fan deposits are known to yield terrestrial vertebrate fossils. The No Project/No Development Alternative would avoid potential impacts associated with unearthing previously undiscovered paleontological resources during the Project's grading operations; therefore, this alternative has no potential to impact subsurface resources that may exist in undisturbed soils beneath the ground surface. Accordingly, this alternative would eliminate the Project's potential paleontological resource impacts, and no mitigation would be required.

### *8. Greenhouse Gas Emissions*

Under the No Project/No Development Alternative, no development would occur on the Project Site; therefore, there would be no potential sources of near-term or long-term GHG emissions. Selection of this alternative would eliminate the Project's significant and unavoidable effects associated with GHG emissions and no impacts associated with GHG emissions would occur under this alternative.

Although selection of the No Project/No Development Alternative would prevent the Project Site from new development, it would not necessarily prevent the Project or another project of its nature from being developed in another location in response to the demand for housing within the region. As such, it is possible that selection of the No Project/No Development Alternative would merely displace the Project's GHG emissions to another location in the SCAB resulting in the same or greater environmental effects related to GHG emissions.

### *9. Hazards and Hazardous Materials*

Because no development would occur under the No Project/No Development Alternative, no impacts related to hazards or hazardous materials would occur. Project impacts were determined to be less than significant related to hazards and hazardous materials, including those associated with the routine transportation, storage, and use of common household chemicals during the operation of the Project. Accordingly, although the Project would result in less than significant impacts associated with hazards or hazardous materials with incorporation of mitigation measures, this alternative would have no impact related to hazards or hazardous materials.

### *10. Hydrology and Water Quality*

The No Project/No Development Alternative would result in no grading or development of the property; therefore, no impacts to hydrology or water quality would occur. However, no drainage improvements or water quality features would be installed, and runoff would continue to sheet flow onto the surrounding streets where the flows are captured by existing systems. Therefore, water quality impacts, including erosion and sedimentation, would be greater under this alternative because the site would not receive the benefits from the stormwater drainage and water quality filtration features that would be constructed by the Project. Accordingly, this alternative would result in greater impacts associated with hydrology and water quality when compared to the Project.

### *11. Land Use and Planning*

The No Project/No Development Alternative would not result in any new development that would indirectly result in environmental impacts due to a conflict with an existing land use plan. Therefore, implementation of this alternative would result in no impacts related to land use and planning.

### *12. Noise*

Because no development would occur on the Project site under this alternative, no construction-related, or new sources of stationary and off-site traffic noise would be generated; therefore, the No Project/No Development Alternative would not contribute to an increase in area-wide noise levels that would occur under the Project. Accordingly, the alternative would result in no noise impacts.

### *13. Population and Housing*

Population growth would not occur under the No Project/No Development Alternative because no new housing, or other infrastructure would be constructed. Accordingly, the No Project/No Development Alternative would have no impact related to population and housing.

### *14. Public Services*

Under the No Project/No Development Alternative, the Project site would remain a vacant undeveloped site. There would be no increase in demand for fire protection, police protection, schools, or libraries. Accordingly, the alternative would have no impact related to public services.

### *15. Recreation*

Under the No Project/No Development Alternative, no new residents would be introduced, which would reduce potential impacts resulting from additional demand on parks and recreational facilities in the City. Accordingly, the alternative would have no impact related to recreation.

### *16. Transportation*

Under the No Project/No Development Alternative, no new development would occur on the Project site and no new vehicle miles traveled would be generated at the Project site. Therefore, this alternative would have no impacts related to transportation, however it would not have the benefit of reducing VMT that the proposed Project would have by developing the commercial uses.

### *17. Tribal Cultural Resources*

Based upon previous farming activities on the Project site, there is a low potential to encounter tribal cultural resources at or near surface levels. However, there is potential that resources could be encountered during ground-disturbing construction activities in native soils. The No Project/No Development Alternative would continue the current activities but no new development or grading into native soil would occur. As such, this alternative would not result in impacts to undiscovered tribal cultural resources. Accordingly, implementation of this alternative would have no impacts related to tribal cultural resources.

### *18. Utilities and Service Systems*

The Project site generates no need for utilities under the existing condition, including domestic water, wastewater treatment, or solid waste disposal; therefore, the implementation of this alternative would avoid the increases in the demand for utilities and service systems that would be generated by the Project. Accordingly, the alternative would have no impacts associated with utilities and service systems.

### *19.* Conclusion

*A. Avoid or Substantially Lessen the Significant Impacts of the Project.*

The No Project/No Development Alternative would result in no physical environmental impacts to the Project site. All significant and unavoidable impacts of the Project would be eliminated or lessened by the selection of the No Project/No Development Alternative. However, this alternative would not receive the benefit of lowing VMT and from the proposed stormwater drainage and water quality filtration features that would be constructed by the Project.

*B. Attainment of Project Objectives*

The No Project/No Development Alternative would fail to meet all of the Project's objectives, as described in Subsection 5.3.

### 5.7-2 No Project / Existing General Plan and Zoning Development Alternative

The No Project/ Existing General Plan and Zoning Development Alternative proposes land uses consistent with the City's General Plan Land Use Map - the site is designated for MHDR uses (Medium High Density Residential – with a maximum 8 dwelling units/acre) and CR (Commercial Retail). This alternative would require a change of zone as the current zoning is Planned Unit Development (PUD) and in accordance with Municipal Code Section 9.238.040, Adoption of PUD Zone, adoption of a new PUD or amendments to an existing PUD require that the provisions in Chapter 9.238, as well as Chapter 2.985, Amendments and Change of Zone, are followed. Buildout under this plan would result in the sites potential to be developed with up to 175 residential units and 91,780 square feet of commercial uses.

#### *1. Aesthetics*

The Project site does not contain any unique aesthetic resources, nor does it serve as a prominent scenic vista. The site is vacant, undeveloped and disturbed land. Current disturbances include foot traffic, off-road driving, and minor trash dumping. The surface cover is composed of barren areas and ruderal (weedy) plant community. The ruderal plant community is found throughout the property except on the areas disturbed by off-road vehicle use. Under the No Project/ Existing General Plan and Zoning Development Alternative, the visual character and quality of the site would be similar in design features to the proposed Project to create aesthetically pleasing buildings and site design.

Landscaping would be included throughout the streetscapes and entry/intersection treatments and would also include similar trails and recreational amenities. Accordingly, implementation of this alternative would result in a reduction in the number of residences but would increase the commercial square footage by almost 4 times the proposed Project. With the decrease in residential and increase in commercial the result would be similar impacts as compared to the Project and would be less than significant.

#### *2. Agriculture and Forestry Resources*

The site is not listed as 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 or the City's General Plan Farmland in Jurupa Valley Figure 4.13. In addition, the Project site has not been used for agricultural purposes since at least 1975 and no properties abutting the Project site are classified as Farmland or used for agricultural purposes. The Project site and surrounding properties do not contain any forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Therefore, impacts associated with agriculture and forestry resources from the No Project Existing General Plan and Zoning Development Alternative would be similar to those associated with the Project and impacts would be less than significant level.

### 3. *Air Quality*

The No Project/ Existing General Plan and Zoning Development Alternative would have the same development impact area as the Project. Therefore, although the type of construction would be different under this alternative due to the proposed uses, implementation of the No Project Existing General Plan and Zoning Development Alternative would result in similar impacts from construction and operational related air quality that would occur from implementation of the Project's construction and operational impacts.

Accordingly, implementation of this alternative would result in a reduction in the number of residences but would increase the commercial square footage by almost 4 times the proposed Project. With the decrease in residential and increase in commercial the result would be similar impacts as compared to the Project and would be less than significant.

### 4. *Biological Resources*

The No Project/ Existing General Plan and Zoning Development Alternative would result in the same development impact area as the Project site. Impacts to burrowing owls, Crotch bumblebee and nesting migratory birds would continue to occur, and mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. Therefore, impacts would be similar compared to the Project.

### 5. *Cultural Resources.*

No known historic resources, archaeological resources, cultural resources, or human remains were identified as occurring within the Project site under existing conditions. However, there is a potential to encounter archeological resources in native soils during grading activities. Therefore, impacts to cultural resources from the No Project/ Existing General Plan and Zoning Development Alternative would be similar to those associated with the Project and mitigation measures would be implemented to reduce impacts to such resources to a less than significant level.

### 6. *Energy.*

Under the No Project/ Existing General Plan and Zoning Development Alternative, the total residential units would be reduced, however there would be an increase in building square footage for commercial uses. In general, commercial uses have a higher energy demand than residential uses. Additionally, as with vehicle trips and fuel use residential trips would see a reduction whereas commercial use would see an increase in trips as compared to the Project. Accordingly, the Project would result in similar impacts associated with energy, as the No Project/ Existing General Plan and Zoning Development Alternative. Impacts would remain less than significant.

### 7. *Geology and Soils*

The No Project/ Existing General Plan and Zoning Development Alternative would result in grading and development of the property; therefore, impacts to geology and soils would be similar to those that would be generated from the Project. This alternative would result in a similar potential to impact undiscovered

paleontological resources during grading. However, like the Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts to paleontological resources from the No Project/ Existing General Plan and Zoning Development Alternative would be similar to those associated with the Project.

### 8. *Greenhouse Gas Emissions*

The No Project/ Existing General Plan and Zoning Development Alternative would have the same development impact area as the Project. Although the type of construction would be different under this alternative due to the proposed uses, implementation of the No Project/ Existing General Plan and Zoning Development Alternative would result in similar impacts from construction related GHG emissions that would occur from implementation of the Project.

The No Project/ Existing General Plan and Zoning Development Alternative would have reduced residential units and an increase in commercial footage for commercial uses. Although this alternative would result in a decrease of residential vehicle trips, the commercial uses square footage would increase by 4 times that of the Project and commercial vehicle trips would increase. Without knowledge of the types of commercial uses, such as drive-thru restaurants which have higher trip rates, it is speculative as to whether this alternative would increase or decrease vehicle trips, however it is unlikely that the alternative would significantly decrease GHG emissions associated with mobile emissions to a level of less than significant. Therefore, this alternative would still result in significant and unavoidable GHG impacts since it would exceed the threshold of 3,000 MTCO2e per year. Therefore, GHG emissions impacts would remain significant and unavoidable and likely greater compared to the Project.

### *9. Hazards and Hazardous Materials*

The No Project/ Existing General Plan and Zoning Development Alternative would develop the Project site for the residential and commercial uses, and therefore similar types of hazardous materials typically used for construction and operation of the Project would be used under the No Project/ Existing General Plan and Zoning Development Alternative. Similarly, the use and storage of hazardous materials would be regulated by the same federal, state, and local laws and permitting requirements as would occur with the Project. Similar to the Project, this alternative would result in less than significant impacts related to hazards and hazardous materials with implementation of mitigation measures.

### *10. Hydrology and Water Quality*

The No Project/ Existing General Plan and Zoning Development Alternative would reduce the total number of residential units and increase building square footage for commercial uses; however, regardless of the area of impervious surfaces, stormwater impacts would be similar compared to the Project due to mandatory compliance with the WQMP. Therefore, this alternative would result in similar runoff and potential for impacts to drainage, erosion, and water quality. Like the Project, this alternative would introduce new sources of water pollutants from

construction and operation activities. Additionally, this alternative would be required to include storm drain facilities. The No Project/ Existing General Plan and Zoning Development Alternative would result in similar impacts to hydrology and water quality as the Project and would be less than significant.

### *11. Land Use and Planning*

The No Project/ Existing General Plan and Zoning Development Alternative would not require a general plan amendment but would require a zone change to implement the development. This alternative's land use was accounted for in the modeling for the SCAG's SCS/RTP. Therefore, this alternative is consistent with the SCS/RTP (Connect SoCal) policies, the City's General Plan, and Municipal Code. Therefore, No Project/ Existing General Plan and Zoning Development Alternative would result in a less than significant impact related to land use and planning, and similar impacts compared to the Project.

### *12. Noise*

Construction noise impacts would be similar under the No Project/ Existing General Plan and Zoning Development Alternative because this alternative would have the same development impact area as the Project. Although the construction time and duration would be different, construction of this alternative would generate similar peak noise volumes and similar type and volume of construction noise as the Project.

Traffic-generated noise sources have the potential to decrease due to the decrease of vehicle trips generated by the residential uses compared to the Project. However, stationary operational noise could increase under this alternative compared to the Project due to commercial uses generating more noise (loading and unloading, truck movements, parking lot vehicle movements, etc.) than residential uses. Overall, noise impacts from the No Project/Existing General Plan and Zoning Development Alternative would be similar or slightly less than the Project due to the decrease in residential traffic-generated noise sources.

### *13. Population and Housing*

Under the No Project/Existing General Plan and Zoning Development Alternative, buildout would result in a total of 656 new residents, based on an average household size of 3.75, which would result in 214 fewer residents than the Project's generated 870 residents. However, the number of employees generated from the commercial use would increase by 247 employees. Under this alternative and similar to the Project, the population, housing, and employment at buildout would be consistent with both SCAG and City growth forecast. Overall, impacts related to population and housing would remain less than significant with this alternative, and similar to the Project.

### *14. Public Services*

Under the No Project/Existing General Plan and Zoning Development Alternative, buildout would result in 214 fewer residents but increase in 247 employees. This would result in overall similar demands placed on public services, including fire protection and law enforcement. However, as with the Project, impacts would be

less than significant. Overall, impacts associated with public services under the No Project/Existing General Plan and Zoning Development Alternative would be less than significant but reduced when compared to the Project.

### *15. Recreation*

Under the No Project/ Existing General Plan and Zoning Development Alternative, fewer residents would be introduced to the Project, which would reduce potential impacts resulting from additional demand on parks and recreational facilities in the City. This alternative would typically include recreational amenities for the residential area similar to the Project. Pursuant to Section 7.25.020(H)(2) of the City's Municipal Code, population for the purposes of parks and recreation would be 656. Based on the requirements of 3 acres of parkland per 1,000 residents, buildout under this alternative would require a total of 1.98 acres of parkland.

Similar to the Project, the proposed residential amenities and surrounding parks provides more than adequate park and recreational facilities in the Project site to accommodate the future residences such that implementation of the No Project/ Existing General Plan and Zoning Development Alternative would not cause the deterioration of existing facilities. This alternative would be also required to pay development impact fees, which would further reduce any indirect Project impacts related to recreational facilities. Overall, impacts associated with recreation under the No Project/ Existing General Plan and Zoning Development Alternative would be less than significant and similar to the Project.

### *16. Transportation*

Operation-related vehicle truck trips would be increased under the No Project Existing General Plan and Zoning Development Alternative. VMT impacts are determined based on VMT per Service Population, which is a function of trip generation, trip length, and service population (residents + employees). The No Project/ Existing General Plan and Zoning Development Alternative would result in a decrease of vehicle trips compared to the Project assuming there are no fast-food restaurants. However, this alternative would also result in a reduction in service population. As a result, the Alternative would result in reduced VMT impacts compared to the Project, would continue to reduce the City's baseline VMT threshold, and impacts would remain less than significant.

### *17. Tribal Cultural Resources*

The No Project/ Existing General Plan and Zoning Development Alternative would result in a similar potential to adversely affect any tribal cultural resources on the Project site as the Project. However, like the Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts that could occur by the No Project/ Existing General Plan and Zoning Development Alternative would be similar to those associated with the Project.

### *18. Utilities and Service Systems*

The No Project/ Existing General Plan and Zoning Development Alternative would reduce the total residential units by 57 and increase the square footage of

commercial uses by 67,780 square feet. This would reduce the number of residents on the Project site and increase the number of employees. The water and wastewater generation rates are based on the residential density ranges and land uses.

Using the water demand rate from the JCSD's Master Water Plan for commercial uses, implementation of the Project would generate the need for water at a rate of 8,100 gallons per day per acre (gpd/ac). Under the No Project/ Existing General Plan and Zoning Development Alternative, a total of approximately 14 acres of commercial would be developed, resulting in a water demand of 127 AFY or 113,400 gpd. Under the Project, commercial water use would be 36.3 AFY or 32,400 gpd. Although the alternative would result in a reduction of 57 residential units, water use for commercial uses has a greater consumption rate. The Project would generate a rate of 3,000 gpd/ac for residential use. Therefore, the Project would generate a water demand of 87,000 gpd or 97.5 AFY and under the No Project/ Existing General Plan and Zoning Development Alternative the water demand for residential use would be 66,000 gpd or 74 AFY. Therefore, the demand for regional water supplies and generation of wastewater would be more than the Project. Thus, the impacts related to water supplies and wastewater would be more than would occur from implementation of the proposed Project. Solid waste generation, however, would be less than the Project due to the decrease in residential waste generation and require less landfill capacity. Therefore, impacts to utilities and service system would be higher under this alternative.

*19. Conclusion*

*A. Avoid or Substantially Lessen the Significant Impacts of the Project.*

The No Project/ Existing General Plan and Zoning Development Alternative would result in reduced impacts related to air quality, energy, greenhouse gas emissions, public services, and transportation due to the reduction in residential units and associated vehicular trips. However, significant and unavoidable impacts related to greenhouse gas emissions would continue to occur from implementation of this alternative. Impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, recreation, and tribal cultural resources would be similar to the Project.

*B. Attainment of Project Objectives*

The No Project/ Existing General Plan and Zoning Development Alternative would meet the Project's objectives, as described in Subsection 5.3. Although, this alternative would meet the Housing Objective, it is providing a reduction in the number of residences being offered by the Project.

### 5.7-3 Reduced Intensity / General Plan Amendment / Change of Zone

The Reduced Intensity Alternative would develop the Project site with 20 percent fewer residential units while with 24,000 square feet of commercial uses. This alternative would require a General Plan Amendment (GPA) to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential) and a Change of Zone (CZ) for

the entire site to change the current PUD to reflect the changes in residential and commercial density and site locations. The total number of residential units would be reduced by 47 from the Project's proposed 232 units to 185 units.

### *1. Aesthetics*

The Project site does not contain any unique aesthetic resources, nor does it serve as a prominent scenic vista. The site is vacant, undeveloped and disturbed land. Current disturbances include foot traffic, off-road driving, and minor trash dumping. The surface cover is composed of barren areas and ruderal (weedy) plant community. The ruderal plant community is found throughout the property except on the areas disturbed by off-road vehicle use. Under the Reduced Intensity /General Plan Amendment/Zone Change Alternative, the visual character and quality of the site would be similar in design features to the proposed Project to create aesthetically pleasing buildings and site design.

Landscaping would be included throughout the streetscapes and entry/intersection treatments. The implementation of this alternative would result in similar aesthetic features as with the Project. Aesthetic impacts with the reduced intensity alternative would be similar as compared to the Project and would remain less than significant.

### *2. Agriculture and Forestry Resources*

The site is not listed as 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 or the City's General Plan Farmland in Jurupa Valley Figure 4.13. In addition, the Project site has not been used for agricultural purposes since at least 1975 and no properties abutting the Project site are classified as Farmland or used for agricultural purposes. The Project site and surrounding properties do not contain any forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Therefore, impacts associated with agriculture and forestry resources from the Reduced Intensity / General Plan Amendment/Zone Change Alternative would be similar to those associated with the Project and impacts would be less than significant level.

### *3. Air Quality*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would have the same development impact area as the Project. The type of construction would be similar under this alternative due to the proposed uses, implementation of the Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in similar impacts from construction related air quality, however this alternative would decrease the operational emissions as compared to the Project due to the reductions in traffic and energy use.

Accordingly, implementation of this alternative would result in the reduction in the residential use by 20 percent or 47 units however commercial square footage would remain the same as with the proposed Project. The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in approximately 3,613 trips per day. Under the proposed Project the daily trips would be 4,047. The reduced intensity would create a decrease of 11 percent in traffic. The decrease in daily trips would result in

reductions in mobile emissions resulting in lower air quality impacts as compared to the Project.

### *4. Biological Resources*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in the same development impact area as the Project site. Impacts to burrowing owls, Crotch bumblebee and nesting migratory birds would continue to occur, and mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. Therefore, impacts would be similar compared to the Project.

### *5. Cultural Resources.*

No known historic resources, archaeological resources, cultural resources, or human remains were identified as occurring within the Project site under existing conditions. However, there is a potential to encounter archeological resources in native soils during grading activities. Therefore, impacts to cultural resources from the Reduced Intensity /General Plan Amendment/Zone Change Alternative would be similar to those associated with the Project and mitigation measures would be implemented to reduce impacts to such resources to a less than significant level.

### *6. Energy*

Under the Reduced Intensity /General Plan Development/Zone Change Alternative, the total residential units would be reduced, reducing the energy demand due to a reduction in fuel use with less traffic and lower utility needs such as electricity and natural gas. Accordingly, the Reduced Intensity /General Plan Amendment/Zone Change Alternative would have a lower impact related to energy use impacts as compared to the Project, impacts would remain less than significant.

### *7. Geology and Soils*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in grading and development of the property; therefore, impacts to geology and soils would be similar to those that would be generated from the Project. This alternative would result in a similar potential to impact undiscovered paleontological resources during grading. However, like the Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts to paleontological resources from the Reduced Intensity /General Plan Amendment/Zone Change Plan Alternative would be similar to those associated with the Project.

### *8. Greenhouse Gas Emissions*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would have the same development impact area as the Project. Although construction emissions would be lower under this alternative due to the proposed reduction in the number of residential units. Implementation of the Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in similar impacts from construction related GHG emissions that would occur from implementation of the Project.

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would have reduced residential units and would maintain the same commercial footage for

commercial uses. This alternative would result in a decrease of residential vehicle trips the Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in approximately 3,613 trips per day. Under the proposed Project the daily trips would be 4,047. The reduced intensity would create a decrease of 11 percent in traffic. The decrease in daily trips would result in reductions in mobile emissions resulting in lower GHG impacts as compared to the Project.

Mobile GHG emissions from the reduced impact alternative are estimated to be 3,474 MTCO2e per year with the Project's mobile GHG emissions estimated at 4,343 MTCO2e per year. The reduced intensity alternative would reduce GHG emission to approximately 4,209 MTCO2e per year as compared to the Project's 5,245 MTCO2e per year. The Reduced Intensity /General Plan Amendment/Zone Change Alternative would however still result in significant and unavoidable GHG impacts since it would exceed the threshold of 3,000 MTCO2e per year. Therefore, GHG emissions impacts would be lessened but remain significant and unavoidable compared to the Project.

### *9. Hazards and Hazardous Materials*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would develop the Project site for commercial uses, and therefore similar types of hazardous materials typically used for construction and operation of the Project would be used under the Reduced Intensity /General Plan Amendment/Zone Change Alternative. Similarly, the use and storage of hazardous materials would be regulated by the same federal, state, and local laws and permitting requirements as would occur with the Project. Similar to the Project, this alternative would result in less than significant impacts related to hazards and hazardous materials with implementation of mitigation measures.

### *10. Hydrology and Water Quality*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would reduce the total number of residential units and maintain the building square footage for commercial uses; however, regardless of the area of impervious surfaces, stormwater impacts would be similar compared to the Project due to mandatory compliance with the WQMP. Therefore, this alternative would result in similar runoff and potential for impacts to drainage, erosion, and water quality. Like the Project, this alternative would introduce new sources of water pollutants from construction and operation activities. Additionally, this alternative would be required to include storm drain facilities. The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in similar impacts to hydrology and water quality as the Project and would be less than significant.

### *11. Land Use and Planning*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would require a general plan amendment and a zone change to implement the development. This alternative's land use was accounted for in the modeling for the SCAG's SCS/RTP. Therefore, this alternative is consistent with the SCS/RTP (Connect SoCal) policies, the City's General Plan, and Municipal Code. Therefore, Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in similarly related to land use and planning compared to the Project.

### *12. Noise*

Construction noise impacts would be similar under the Reduced Intensity /General Plan Amendment/Zone Change Alternative because although the construction time and duration would be different, construction of this alternative would generate similar peak noise volumes and similar type and volume of construction noise as the Project.

During operations, traffic-generated noise sources have the potential to decrease due to the reduction of vehicle trips generated by the lower residential uses compared to the Project. Stationary operational noise could decrease under this alternative compared to the Project due to fewer residential units. Overall, noise impacts from the Reduced Intensity /General Plan Amendment/Zone Change Alternative would be less than the Project due to the decreases in traffic-generated and stationary noise sources.

### *13. Population and Housing*

Under the Reduced Intensity /General Plan Amendment/Zone Change Alternative, buildout would result in fewer new residents generating approximately 694 residents, as compared to the Project's generated 870 residents. Under this alternative, population and housing would decrease, and employment would remain the same as compared to the Project. Overall, impacts related to population and housing would remain less than significant with this alternative and similar to the Project.

### *14. Public Services*

Under the Reduced Intensity /General Plan Amendment/Zone Change Alternative, buildout would result in 176 fewer residents. This would result in overall similar demands placed on public services, including fire protection and law enforcement. Nonetheless, as with the Project, impacts would be less than significant. Overall, impacts associated with public services under the Reduced Intensity /General Plan Amendment/Zone Change Alternative would remain less than significant.

### *15. Recreation*

Under the Reduced Intensity /General Plan Amendment/Zone Change Alternative, fewer residents would be introduced to the Project, which would reduce potential impacts resulting from additional demand on parks and recreational facilities in the City. This alternative would include recreational amenities typical of residential development and similar to the Project.

Like the Project, there would be no residential amenities; however, the Commercial/General Plan Amendment/Zone Change Alternative would not cause the deterioration of existing facilities as it would not be increasing the number of persons using recreational facilities. This alternative would be also required to pay development impact fees, which would further reduce any indirect Project impacts related to recreational facilities. Overall, impacts associated with recreation under the Commercial/General Plan Amendment/Zone Change Alternative would be less than significant.

### *16. Transportation*

Construction and operation-related vehicle truck trips would be similar under the Reduced Intensity /General Plan Amendment/Zone Change Alternative as the commercial useage would remain the similar to the Project. VMT impacts are determined based on VMT per Service Population, which is a function of trip generation, trip length, and service population (residents + employees). The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in a decrease of vehicle trips compared to the Project due to the reduced residential intensity. As a result, the Alternative would result in reduced VMT impacts compared to the Project, would continue to reduce the City's baseline VMT threshold, and impacts would remain less than significant.

### *17. Tribal Cultural Resources*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in a similar potential to adversely affect any tribal cultural resources on the Project site as the Project. However, like the Project, mitigation measures would be required to reduce potential impacts to less than significant. Therefore, impacts that could occur through the Reduced Intensity /General Plan Amendment/Zone Change Alternative would be similar to those associated with the Project.

### *18. Utilities and Service Systems*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would eliminate 47 residential units and maintain the same square footage of commercial uses. This would reduce the number of residents on the Project site. The water and wastewater generation rates are based on the residential density ranges and land uses.

Using the water demand rate from the JCSD's Master Water Plan for commercial uses, implementation of the Project would generate the need for water at a rate of 8,100 gallons per day per acre (gpd/ac). Under the Reduced Intensity /General Plan Amendment/Zone Change Alternative, as the commercial uses would not change the commercial water demand of would be the same as with the Project. The Project would generate a rate of 3,000 gpd/ac for residential uses generating a water demand of 87,000 gpd or 97.5 AFY and with the Reduced Intensity /General Plan Amendment/Zone Change Alternative the acreage would not change thus the water demand calculation would remain similar. However, the less intensive alternative would lower the demand for regional water supplies and generation of wastewater as compared to the Project. Thus, the impacts related to water supplies and wastewater would be slightly lower than would occur from implementation of the proposed Project. Solid waste generation would also be slightly less then Project due to the decrease in residential use. Therefore, impacts to utilities and service system would be reduced under this alternative and remain less than significant .

## 19. Conclusion

*A. Avoid or Substantially Lessen the Significant Impacts of the Project.*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would result in lessening the GHG Emissions Impacts. The reduced residential intensity would decrease

traffic and units resulting in decreased impacts related to air quality, energy, noise, population, transportation, and utilities. Although the significant and unavoidable impacts related to greenhouse gas emissions would continue to occur from implementation of this alternative, they would be lower than the GHG emission from the Project.

Impacts related to aesthetics, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, recreation, and tribal cultural resources would be similar to the Project.

*B. Attainment of Project Objectives*

The Reduced Intensity /General Plan Amendment/Zone Change Alternative would meet the Mobility Choices, Quality of Life and Community Design objectives of the Project and partially meet the housing and recreation/open space objectives as described in Subsection 5.3.

### 5.7.4 Environmentally Superior Alternative

Because the No Project/No Development Alternative would result in no new impacts resulting from construction and operation of the Project, it is the environmentally superior alternative. When the environmentally superior alternative is the No Project Alternative, the CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative from among the other alternatives evaluated.

Based on the analysis in Section 5.0, Alternatives, the Reduced Intensity /General Plan Amendment/Zone Change Alternative would be an environmentally superior to the Project. Under this Alternative's impacts related to air quality, energy, noise, population, transportation, and utilities would be decreased when compared to the Project, with all other environmental impacts being similar to the Project. This Alternative nevertheless will lessen but not eliminate the significant and unavoidable impact to Greenhouse Gas Emissions.

**Table 5.7-1 Comparison of Alternatives to the Project**

| Impact Area | Project | No Project/ No Development | No Project/General Plan Development | Reduced Intensity Development |
|---|---|---|---|---|
| Aesthetics | LTS | No Impact (less) | LTS (similar) | LTS (similar) |
| Agriculture and Forestry Resources | LTS | No Impact (less) | LTS (similar) | LTS (similar) |
| Air Quality | LTS | No Impact (less) | LTS (similar) | LTS (similar) |
| Biological Resources | LTS/M | No Impact (less) | LTS/M (similar) | LTS/M (similar) |
| Cultural Resources | LTS/M | No Impact (less) | LTS/M (similar) | LTS/M (similar) |
| Energy | LTS | No Impact (less) | LTS (less) | LTS (less) |
| Geology and Soils | LTS/M | No Impact (less) | LTS/M (similar) | LTS/M (similar) |

| Impact Area | Project | No Project/ No Development | No Project/General Plan Development | Reduced Intensity Development |
|---|---|---|---|---|
| GHG Emissions | SU | No Impact (less)* | SU (similar) | SU (less) |
| Hazards and Hazardous Materials | LTS/M | No Impact (less) | LTS/M (similar) | LTS/M (similar) |
| Hydrology and Water Quality | LTS | No Impact (greater) | LTS (similar) | LTS (similar) |
| Land Use and Planning | LTS | LTS (less) | LTS (similar) | LTS (similar) |
| Noise | LTS | No Impact (less) | LTS (similar) | LTS (similar) |
| Population and Housing | LTS | No Impact (less) | LTS (similar) | LTS (less) |
| Public Services | LTS | No Impact (less) | LTS (less) | LTS (less) |
| Recreation | LTS | No Impact (less) | LTS (similar) | LTS (less) |
| Transportation | LTS | No Impact (less) | LTS (similar) | LTS (similar) |
| Tribal Cultural Resources | LTS/M | No Impact (less) | LTS/M (similar) | LTS/M (similar) |
| Utilities and Service Systems | LTS | No Impact (less) | LTS (similar) | LTS (greater) |

LTS = Less than Significant; LTS/M = Less than Significant with Mitigation; SU = Significant and Unavoidable
* = Eliminates SU impact.

# 6.0 Other CEQA Considerations

## 6.1 Significant Unavoidable Impacts

The CEQA Guidelines require that an EIR disclose the significant environmental effects of a project that cannot be avoided if the proposed project is implemented (CEQA Guidelines §15126[b]). As thoroughly described in Sections 4.1 through 4.18 of this Draft EIR, the proposed Project would result in significant and unavoidable direct and/or cumulatively considerable impacts related to the topic of Greenhouse Gas Emissions. *Table 6-1, Significant Environmental Effects Which Cannot be Avoided*, describes the significant unavoidable impacts that would occur should the proposed Project be implemented and after the application of regulatory requirements from applicable Plans, Policies, and Programs (PPPs), Project Design Features (PDFs), or the application of feasible mitigation measures (MMs). Refer to the list of PPPs and MMs applied to the proposed Project in Section 4.8 of this Draft EIR. After implementation of mitigation measures, the proposed Project would still have significant environment effects, which would require the adoption of a Statement of Overriding Considerations for these impacts.

## 6.2 Significant Irreversible Environmental Changes

The CEQA Guidelines require EIRs to address any significant irreversible environmental changes that would be involved with the proposed action should it be implemented (CEQA Guidelines §15126.2[d]). An environmental change would fall into this category if: a) the project would involve a large commitment of non-renewable resources; b) the primary and secondary impacts of the project would generally commit future generations to similar uses; c) the project involves uses in which irreversible damage could result from any potential environmental accidents; or d) the proposed consumption of resources is not justified (e.g., the project results in the wasteful use of energy).

Natural resources, in the form of construction materials and energy resources, would be used in the construction of the Project. The consumption of these natural resources would represent an irreversible change to the environment. However, the development of the Project site as proposed would have no measurable adverse effect on the availability of such resources, including resources that may be non-renewable (e.g., fossil fuels). Additionally, the Project is required by law to comply with the California Building Standards Code (CALGreen), which would minimize the Project's demand for energy, including energy produced from non-renewable sources. A more detailed discussion of energy consumption is provided in EIR Section 4.6, *Energy*.

Implementation of the Project would commit the Project site to residential and commercial uses. As demonstrated in the analysis presented throughout EIR Section 4.0, *Environmental Analysis*, construction and long-term operation of the Project would be compatible with the existing and planned land uses that surround the Project site and would not result in significant physical environmental effects to nearby properties. Although the Project would cause unavoidable impacts to the environment associated with greenhouse gas emissions, these effects would not commit surrounding properties to land uses other than those that are present under existing conditions or planned by the City of Jurupa Valley General Plan. For this reason, the Project would not result in a significant, irreversible change to nearby, off-site properties.

Because no significant natural non-renewable resources occur within the Project site, the Project would not reduce the availability of these resources associated with long-term operational activities. Also, as discussed under Section 4.6, *Energy*, the Project would not result in a wasteful consumption of energy. Accordingly, the Project would not result in a significant, irreversible change to the environment related to energy use.

The Project consists of a residential and commercial development and does not involve uses that would result in irreversible damage from environmental accidents associated with the Project.

Implementation of the Project would result in an increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, sewer, and water services). The social service commitments would be long-term obligations in view of the low likelihood of returning the land to its original condition once it has been developed (see Sections 4.14, *Public Services*, and 4.18, *Utilities and Service Systems*).

Population and employment growth related to Project implementation would increase vehicle trips over the long term. Emissions associated with such vehicle trips would continue to contribute to the South Coast Air Basin's nonattainment designation for ozone and particulate matter (PM10 and PM2.5), under the California and National Ambient Air Quality Standards (AAQS), and nonattainment for nitrogen dioxide (NO2) under the California AAQS (see Sections 4.3, *Air Quality*, and 4.8, *Greenhouse Gas Emissions*).

Given the low likelihood that the Project Area would revert to lower intensity uses or to its current form, the Project would generally commit future generations to these environmental changes. The commitment of resources due to implementation of the Project is not unusual or inconsistent with projects of this type and scope. However, once these commitments are made, it is improbable that the Project site would revert back to its current condition. Therefore, the Project would result in significant irreversible changes to the environment throughout the lifespan of development that would be accommodated by the Project.

## 6.3 Growth-Inducing Impacts

CEQA requires a discussion of the ways in which the Project could be growth-inducing. The CEQA Guidelines identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines §15126.2[e]). A project is defined as growth inducing when it directly or indirectly does any of the following:

- Fosters population growth
- Fosters economic growth
- Includes the construction of additional housing in the surrounding environment
- Removes obstacles to population growth
- Taxes existing community service facilities, requiring construction of new facilities that could cause significant environmental effects
- Encourages or facilitates other activities that could significantly affect the environments, either individually or cumulatively

Pursuant to CEQA Guidelines §15126.2(e), it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

A project can have direct and/or indirect growth-inducement potential. Direct growth inducement would result if a project involved construction of new housing. A project can have indirect growth-inducement potential if it would establish substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises) or if it would involve a substantial construction effort with substantial short-term employment opportunities and indirectly stimulate the need for additional housing and services to support the new employment demand. Similarly, under CEQA, a project would indirectly induce growth if it would remove an obstacle to additional growth and development, such as removing a constraint on a required public service. An example of this indirect effect would be the expansion of a wastewater treatment plant, which might allow for more development in service areas.

Environmental effects resulting from induced growth (i.e., growth-induced effects) fit the CEQA definition of "indirect" effects in §15358(a)(2) of the CEQA Guidelines. These indirect or secondary effects of growth may result in significant environmental impacts. CEQA does not require that the EIR speculate unduly about the precise location and site-specific characteristics of significant, indirect effects caused by induced growth, but a good-faith effort is required to disclose what is feasible to assess. Potential secondary effects of growth could include consequences – such as conversion of open space to developed uses, increased demand on community public services and infrastructure, increased traffic and noise, degradation of air and water quality, or degradation or loss of plant and wildlife habitat – that are the result of growth fostered by the project. The decision to approve projects that result from induced growth is the subject of separate discretionary processes by the lead agency responsible for considering such projects. Because the decision to allow growth is subject to separate discretionary decision making, and such decision making is itself subject to CEQA, the analysis of growth-inducing effects is not intended to determine site-specific environmental impacts and specific mitigation for the potential induced growth. Rather, the discussion is intended to disclose the potential for environmental effects to occur more generally, such that decision makers are aware that additional environmental effects are a possibility if growth-inducing projects are approved. The decision of whether impacts do occur, their extent, and the ability to mitigate them is appropriately left to consideration by the agency responsible for approving such projects, at such times as complete applications for development are submitted.

To address this issue, potential growth-inducing effects are examined through analysis of the following questions:

1. Would this project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development)?
2. Would this project result in the need to expand one or more public services to maintain desired levels of service?
3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
4. Would approval of this project involve some precedent setting action that could encourage and facilitate other activities that could significantly affect the environment?

**Would this project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development)?**

The Project would include the construction of roadways within the Project Site. As part of the Project, Wineville Avenue would be constructed to half-width right-of-way for public street and utility purposes on the Final Map to provide a 59-foot right-of-way easterly from the centerline. Limonite Avenue would be constructed to half-width right-of-way for public street and utility purposes for Limonite Avenue on the Final Map to provide a 76-foot right-of-way southerly from centerline. The Project would also construct roadways (AC pavement, curb gutter, raised median with landscaping), a 21-foot-wide parkway including sidewalk, multi-purpose trail, street lights, and landscaping for frontage of this project and joining to the curb and gutter. The Project would not create major new infrastructure that could result in substantial, unplanned growth because the Project's proposed utility infrastructure, on- and off-site, are designed to accommodate the proposed development.

The Project involves the development of the Project site with residential and commercial uses that would require a General Plan Amendment and Change of Zone. The proposed General Plan Amendment and Change of Zone would allow for the Project to be developed in accordance with the City's development standards. Furthermore, the Project implements growth and development anticipated in the City's General Plan. Therefore, the Project is not considered to be growth inducing with respect to the removal of obstacles to growth.

**Would this project result in the need to expand one or more public services to maintain desired levels of service?**

As discussed in EIR Sections 4.14, *Public Services*, and 4.15, *Recreation*, the Project would increase the demand for public services (police, fire, schools, libraries, and parks and recreational facilities). The proposed residential and commercial uses would create the typical range of service calls for police and fire services that occur with these types of use. Therefore, the Project would not necessitate the unplanned construction of new or the expansion of existing public service facilities in order to maintain desired levels of service. Additionally, funding mechanisms are in place through existing regulations and standard practices to accommodate growth in the City, including the Project. This Project would not, therefore, have significant growth-inducing consequences with respect to public services.

**Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?**

Economic growth is expected to take place as a result of the Project implementation from construction jobs. During Project construction, a number of design, engineering, and construction-related jobs would be created. However, this would be temporary in nature and would only last until Project construction is completed.

As further described in EIR Section 3.0, *Project Description*, the Project is proposing the development of up to 232 new residential units. It is estimated that this development would generate up to 870 new residents. As discussed in EIR Section 4.13, *Population and Housing*, the Project's proposed 870 total population and 232 households were anticipated by the City's General Plan and represent approximately 0.57 % and 0.59 % of the anticipated General Plan 2035 population and households within the City, respectively. This type of growth is already anticipated in the City's General Plan. Therefore, implementation of the Project's proposed residential use would support existing uses in the area and would facilitate the growth envisioned in the City's General Plan.

As development occurs onsite, Project residents would seek shopping, entertainment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. The Project will include commercial uses and is also located near existing retail areas, which would help serve the shopping needs of the future residents. There are several existing retail areas near the Project site within the City and surrounding City of Eastvale. The nearest retail areas to the Project site include: (i) a Stater Brothers market and retail strip mall located east at 11070 Limonite Avenue; (ii) the Vernola Marketplace located at 6237 Pats Ranch Road in the City of Jurupa Valley; and (iii) the Eastvale Gateway South commercial area south of Limonite Avenue and Eastvale Gateway located at 12571 Limonite Avenue in the City of Eastvale, directly west of the I-15.

**Would approval of this project involve some precedent setting action that could encourage and facilitate other activities that could significantly affect the environment?**

The Project involves the development of the Project site with residential and commercial uses that would require a General Plan Amendment and Change of Zone. The General Plan Amendment would amend the

General Plan Land Use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential). The Change of Zone would change the existing Planned Unit Development (PUD-1) to Planned Unit Development (PUD) for parcels to reflect the changes to the existing PUD-1, which has expired.

The proposed General Plan Amendment and Change of Zone, allowing for a cohesive residential and commercial development, is not a precedent setting action. Further, no changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement this Project. As identified in EIR Sections 4.1 through 4.18, the Project would be implemented in accordance with applicable regulations and identified mitigation measures, which would ensure there are no conflicts with adopted land development regulations and environmental impacts are minimized. The Project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects to be developed and resultant growth to occur. In the event that another property owner were to propose development or redevelopment of a property in the Project vicinity, or in any part of the City, that project would require evaluation under CEQA based on its own merits, including an analysis of direct and cumulatively considerable effects.

## 6.4 Impacts Considered Not Significant

Section 15128 of the CEQA Guidelines states that "an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR." Based on review of the Project and supporting technical studies, it was determined that the following topical issues would result in no impact or less than significant impacts: Mineral Resources and Wildfire.

### 6.4.1 Mineral Resources

| Threshold 4.12 (a) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** *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.*

#### Plans, Policies, and Programs (PPPs)

No plans, policies, or programs apply to Project impacts on mineral resources.

#### Project Design Features (PDFs)

No Project design features apply to Project impacts on mineral resources.

#### Impact Analysis

The Project is not located within Mineral Resource Zone MRZ-1 or MRZ-2. Project impacts on availability of the Project site for mining would be less than significant.

### Level of Significance Before Mitigation:

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

| Threshold 4.5 (b) Would the Project: | Potentially Significant or Significant Impact | Less Than Significant Impact with Mitigation | 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? | | | | ✓ |

**Under the City's local significance threshold, the project would have significant effects if:** The project site is located on land designated as Open Space, Mineral Resources (OS-MIN) by the General Plan.

### Plans, Policies, and Programs (PPPs)

No plans, policies, or programs apply to Project impacts on mineral resources.

### Project Design Features (PDFs)

No project design features apply to Project impacts on mineral resources.

### Impact Analysis

No mine is identified on or next to the Project site in the City's General Plan, Specific Plan, or other Land Use Plans, and the Project site is not designated Open Space – Mineral Resources in the General Plan which allow for mineral extraction and processing facilities (City of Jurupa Valley, 2017, p. 2-28). Development of the Project would not cause a loss of availability of a mining site delineated in the City's General Plan and impacts would be less than significant.

### Level of Significance Before Mitigation:

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

### 6.4.2 Wildfire

| Threshold (a-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? | | | | ✓ |
| Substantially impair an adopted emergency response plan or emergency evacuation plan? | | | | ✓ |
| 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? | | | | ✓ |
| 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? | | | | ✓ |
| Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes? | | | | ✓ |

***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.

#### Plans, Policies, and Programs (PPPs)

No plans, policies, or programs apply to Project related to wildfire.

#### Project Design Features (PDFs)

No project design features apply to Project related to the topic of wildfire.

#### 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 within a high fire hazard severity zones. As such, no impact would occur.

### Level of Significance Before Mitigation:

No Impact.

### Mitigation Measures

Mitigation is not required.

### Level of Significance After Mitigation

No Impact.

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## 7.2 Persons Contributing to EIR Preparation

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## 7.3 Documents Appended to This EIR

A. Notice of Preparation and Written Comments on the NOP
B. Air Quality & Greenhouse Gas Emissions Assessment
C-1. Biological Technical Report and MSHCP Consistency Analysis
C-2 Aquatic Resources Delineation
D. Cultural Resources Inventory and Evaluation Report
E. Revised Updated Geotechnical Evaluation
F. Riverside County Map My County Reports
G. Preliminary Drainage Study
H. Preliminary Water Quality Management Plan (WQMP)
I. Supplemental Preliminary Hydrology and Hydraulic Study
J. Letter Map Revision Determination Document Case No. 13-09-2159P
K. Water and Sewer Will-Serve Letter – JCSD
L. Phase I Environmental Site Assessment
M. Noise Impact Analysis
N. Traffic Impact Analysis
O. Vehicle Miles Traveled Analysis
P. Conceptual Landscape Master Plan