California Environmental Quality Act (CEQA) Mitigated Negative Declaration I-15 Self-Storage Project SCH # 2025030380

City of Jurupa Valley Master Application MA 20269

General Plan Amendment (GPA) No. 21001
Change of Zone (CZ) No. 21001
Conditional Use Permit (CUP) No. 21001
Site Development Permit (SDP) No. 21002
Tentative Parcel Map (TPM) No. 39001

Lead Agency

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September 2, 2025

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Appendix A *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study*, MD Acoustics, January 10, 2024

Appendix B *Updated General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis*, Hernandez Environmental Services, September 25, 2024,

Appendix C *Regional Conservation Authority (RCA) Joint Project Review (JPR) Findings*, Tricia Cambell, Western Riverside County Regional Conservation Authority (WRCRCA), December 19, 2024

Appendix D *Phase 1 Cultural Resources Assessment*, Jean A. Keller, Ph.D., March 2021

Appendix E *CEQA Energy Review,* MD Acoustics, LLC., October 12, 2020

Appendix F *Supplemental Preliminary Geotechnical Evaluation for Proposed Self Storage Development*, LGC Geotechnical, Inc., September 12, 2023

Appendix G *Preliminary Hydrology Study*, W.H. Engineering Group, March 06, 2024

Appendix H *Phase I Environmental Site Assessment, Proposed Self-Storage and RV Storage Property,* South Shore Testing & Environmental, April 5, 2023

Appendix I *Preliminary Drainage Study, Jurupa Self-Storage Project*, Grant Becklund, RCE, February 26, 2022

Appendix J *Preliminary WQMP*, W.H. Civil, dated September 21, 2023, Revised January 24, 2024

Appendix K *Request for Initial Water and Sewer Availability Letter (Will Serve),* Jurupa Community Services District, September 25, 2023

Appendix L *I-15/Jurupa Valley Storage Noise Impact Study,* MD Acoustics, April 26, 2023

Appendix M *Jurupa Valley Storage _ Baseline Noise Prediction, City of Jurupa Valley, CA – Memorandum #1,* MD Acoustics, April 27, 2021

Appendix N *Jurupa Valley Storage VMT Screening*, TJW Engineering, Inc., August 9, 2023

1.0 Finding

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

Joe Perez

Signature

City of Jurupa Valley

Agency

Joe Perez, Community Development Director

Printed Name/Title

September 2, 2025

Date

2.0 Introduction

2.1-Purpose of the Initial Study/Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) requires that for a project that is not exempt from CEQA, that a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the project. This preliminary analysis is called an "Initial Study". Based on the Initial Study prepared for this Project, the City of Jurupa Valley Planning Department is recommending that a Mitigated Negative Declaration be adopted for this Project by the City Council. A Mitigated negative Declaration is a written statement by the City that the Initial Study identified potentially significant environmental effects of the Project, but the Project is revised or mitigation measures are required to eliminate or mitigate impacts to less than significant levels.

2.2- Environmental Impacts Requiring Mitigation

Table 2.1 identifies the environmental impacts that require mitigation. All other topics either have "No Impact" or a "Less than Significant Impact" as identified throughout this Initial Study.

Table 2.1 Summary of Environmental Impacts Requiring Mitigation

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	Grading and Vegetation removal may impact nesting birds protected by the Migratory Bird Treaty Act and Bat population.	**BIO-1**: Burrowing Owl Protection. preconstruction survey is required two-weeks prior to initiation of vegetation removal and ground disturbing activities. **BIO-2:** Nesting Bird Protection. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 30 unless a migratory bird nesting survey is completed.
4.4 (b) Biological Resources Riparian Habitat	Construction and Operations may impact riparian birds and habitat.	**BIO-3**: Deed Restriction for riparian/riverine resource avoidance. **BIO-4:** Riparian bird avoidance
4.4 (c) Biological Resources Wetlands	Impacts on protected wetlands.	**BIO-3**: Deed Restriction for riparian/riverine resource avoidance. **BIO-4:** Riparian bird avoidance
4.4 (d) Biological Resources Wildlife Movement	Interference substantially with movement of native resident or migratory fish or wildlife.	**BIO-2:** Nesting Bird Protection. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 30 unless a migratory bird nesting survey is completed.

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (f) Biological Resources Habitat Conservation Plan	Conflict with the MSHCP.	**BIO-1 through BIO-8** are required.
4.5 (b) Cultural Resources	Sub-surface archaeological resources may be encountered during ground disturbance.	**CR-1**: Archaeological Monitoring required. **CR-2:** Stop work and resource to be evaluated by an archaeologist. **CR-3:** If resource significant, an archaeological treatment plan is required.
4.18 (b) Tribal Cultural Resources	Sub-surface tribal cultural resources may be encountered during ground disturbance.	**TCR-1 through TCR-3** requires monitoring during ground disturbance and treatment plan if significant resources are found.
4.19 (a) Utilities and Service Systems	Undergrounding of utilities and service systems may impact Biological, Cultural, Paleontological, Tribal Cultural Resources, and generate excessive noise.	Mitigation Measures BIO-1 through BIO-8, CR-1, CR-2, and TCR 1 through TCR-3 are required.

A more detailed description of the mitigation measures can be found in Section 5.0-*Mitigation Monitoring and Reporting Program* of this document.

2.3 -Public Review of the Document

This Initial Study/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 30-day public review period:

1) Organizations and individuals who have previously requested such notice in writing to the City of Jurupa Valley;
2) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and
3) The Riverside County Clerk.

The Notice of Intent also was noticed to the general public in the *Riverside Press-Enterprise*, which is a primary newspaper of circulation in the areas affected by the Project.

As required by California Environmental Quality Act (CEQA) Section 15105, the Draft MND was previously circulated for public review period from **March 11, 2025,** through **5:00pm on April 9, 2025.** The revised Initial Study/Mitigated Negative Declaration public review period will commence on **September 4, 2025,** and end at **5:00pm on October 3, 2025.**

According to CEQA Guidelines Section 15204 (b), in reviewing this Initial Study/Mitigated Negative Declaration, persons and public agencies should focus on the proposed finding that the Project will not have a significant effect on the environment. If persons and public agencies believe that the Project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

Comments are to be submitted to:

City of Jurupa Valley
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Jurupa Valley, CA 92509
Contact: Reynaldo Aquino, Senior Planner
(951) 332-6464
raquino@jurupavalley.org

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3.0 Project Description/Environmental Setting

3.1 – Project Location

The Project site is located in the southwestern portion of the City of Jurupa Valley, in the County of Riverside on the southeast intersection of 68th Street and Interstate 15 (I-15) and is identified by the following Assessor Parcel Numbers: APNs:152-060-006, 152-060-007, 152-060-009, 152-020-010, and 152-070-008. The Project is mapped on the U.S. Geological Survey San Bernardino Principal Meridian 7.5-minute topographical quadrangle in Section 00, Range 6 West, Township 2 South. (See Figure 3.1- *Vicinity Location Map,* Figure 3.2-1 *Site Plan Lot 1*, Figure 3.2-2 *Road Access Lot 1,* and Figure 3.3- *Open Space Lot 2*).

3.2 -Project Description

The Project proposes a General Plan Amendment (GPA), Open Space-Recreation (OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse) with a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility.

General Plan Amendment (GPA) No. 21001

The Project site is currently designated as Open Space-Recreation(OS-R) and is proposing a GPA to the north - northwestern portion of APN 152-060-007 and the northwestern portion of APN 152-060-006 to Commercial Retail (CR). The GPA impacts approximately 14.27-acres of the approximately 86.77-acre site.

Change of Zone (CZ) No. 21001

The Project site is currently zoned Watercourse Watershed and Conservation Areas (W-1). The Project proposes a change of zone (CZ) on the north -northwester portion of APN 152-060-007 and the northwestern portion of APN 152-060-006 to General Commercial (C-1/C-P). The CZ impacts approximately 14.27-acres of the approximately 86.77-acre site.

Site Development Permit (SDP) No. 21002

The Project requires a Site Development Permit (SDP) as it is proposing changes in zoning and new construction to establish a mini-warehouse (commonly known as self-storage) in the C-1/C-P Zone. The SDP impacts approximately 14.27-acres of the approximately 86.77-acre site and includes APNs 152-060-007, 152-060-009, 152-020-010, and the northwest portion of 152-060-006. APN 152-070-008 is located south and outside of the SDP area.

Conditional Use Permit (CUP) No. 21001

The Project requires a Conditional Use Permit (CUP) to establish a mini-warehouse (commonly referred to as a self-storage facility) within the C-1/C-P zone.

Tentative Parcel Map (TPM) No. 39001

The Project is proposing a Tentative Parcel Map (TPM) to create two lots from five (5) parcels totally approximately 86.77-acres. Lot 1 includes APNs 152-060-007, 152-060-009, 152-020-010, and the northwest portion of 152-060-006 and is approximately 14.27-acres. Lot 1 will be developed with the proposed Project. Lot 2 includes the majority of APN 152-060-006 except for the northwest portion which will be part of Lot 1 and APN 152-070-008 and is approximately 72.5 acres. Lot 2 would be designated as preserved open space and managed by a conservation agency in perpetuity.

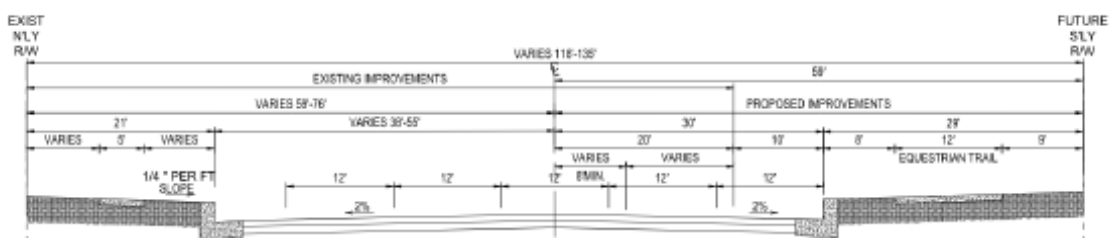
3.3-Proposed Improvements

Street Improvements and Access

68th Street

Access to the Project will be from 68th Street which is classified as a Major Highway to the Project driveway which is currently an unimproved frontage roadway adjacent to the Interstate 15 (I-15) right-of-way. 68th Street shall be improved to provide 59-ft half-width right-of-way along the Project frontage, provide a 30-ft paved section, and 29-ft parkway as shown in Figure 3.3-1. Improvements include, but are not limited to, sidewalk, repaving, restriping, driveway approach, parkway culvert, and streetlights. No additional action is required.

Figure 3.3-1 Street Section Diagram for 68th Street



Water and Sewer Improvements

Water Service

The Jurupa Community Services District (JCSD) will provide water service from one of two locations. The first location is an existing 18-inch diameter waterline in 68th Street west of Pats Ranch Road. Approximately, 400 linear feet of offsite water line will need to be constructed for this connection. The second location is an existing 8-inch diameter waterline at the intersection of Cove Way and Tributary Way. Approximately, 300 linear feet of offsite water line will need to be constructed for this connection.

Fire Water Storage Tank & Fire Pump

The Riverside County Fire Department (RCFD) requires the construction of an on-site water storage tank and fire pump if a secondary water supply connection from the Riverbend community is unobtainable.

Sewer Service

The Jurupa Community Services District (JCSD) will provide sewer service from one of two locations. The first location is an existing 16-inch diameter sewer line by the proposed Project's access road approximately, 800 feet north. The second location is an existing 12-inch diameter sewer line at the intersection of Cove Way and Tributary Way. Approximately, 300 linear feet of offsite water line will need to be constructed for this connection. The proposed Project will also require the construction of lift station on-site to accommodate the flow from the site to the existing sewer lines.

RV Dump Station

The Project will include a dump station for use by owners of RVs being stored on-site. The pump station will be connected to the on-site sewer line and ultimately to the JCSD sewer line.

Storm Drainage Improvements

The Project's drainage plan includes a series curbs and gutters along the parking lot and access road areas which will be diverted to a detention basin located under the parking area. All retained water will be pumped offsite at 85% of the existing site condition at 1.912 cubic feet per second (cfs.)

3.4- Construction and Operational Characteristics

Construction

Construction of the Project is expected to take approximately 6 months.[1] The natural topography of the Project site gently slopes from the northeast to southwest. Estimated earthwork consists of over excavation and recompaction to provide an acceptable building area. Heavy equipment used for grading is estimated to require 1 excavator, 1 grader, 1 rubber tired dozer, and 3 tractors/loaders/backhoes. Heavy equipment used for building construction is estimated to require 1 crane, 3 forklifts, 3 tractors/loaders/backhoes, 1 generator set, and 1 welder.

During all phases of construction, all 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 activities. To avoid or minimize temporary construction-related traffic impacts throughout site preparation and construction activities, the Project Applicant would be required to prepare and implement a City-approved construction traffic management plan.

[1] Air Quality Assessment, CalEEMod Datasheets Construction Detail. Appendix A.

Operations

Typical operations include vehicle trips from customers, employees, service, and delivery vehicles, and the operation of lawnmowers, leaf blowers, and maintenance equipment associated with similar storage facility uses.

Figure 3.1 Vicinity Location Map

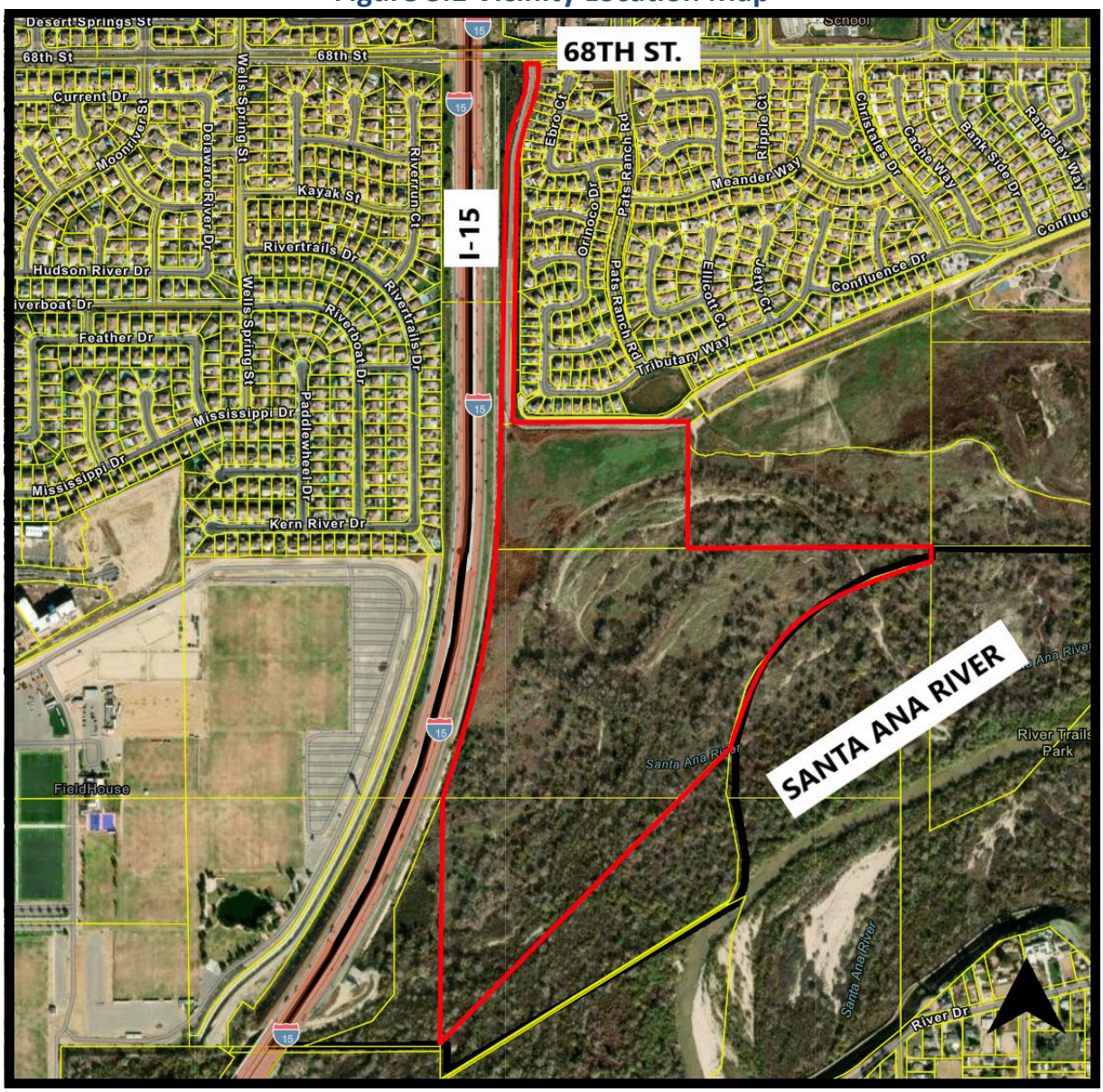


Figure 3.2-1 – Site Plan Lot 1

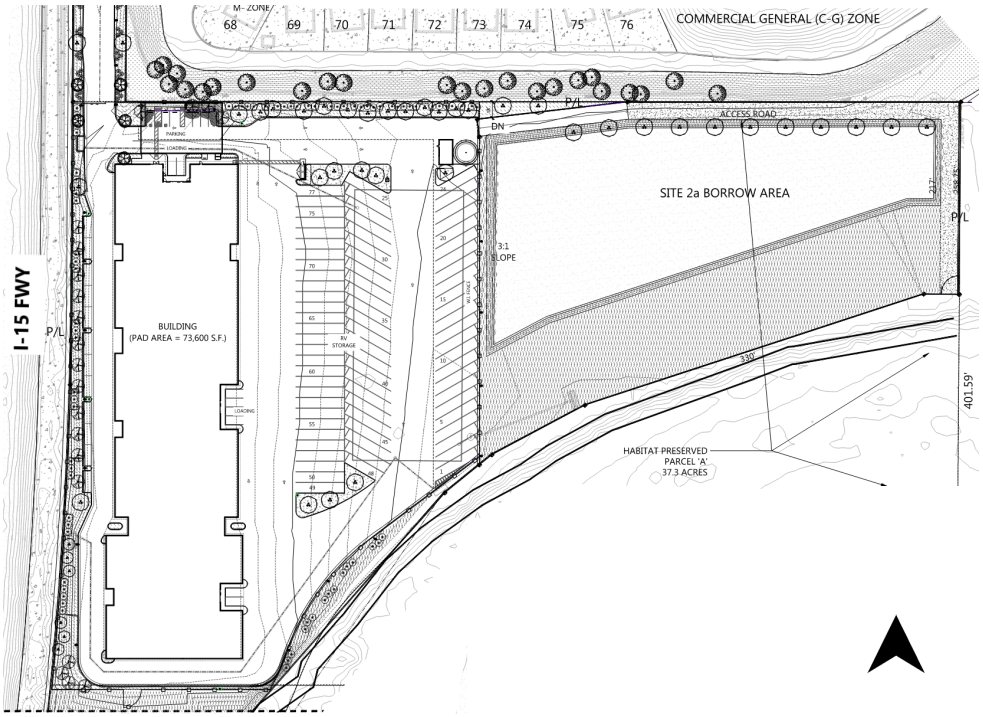


Figure 3.2-2 – Road Access Lot 1

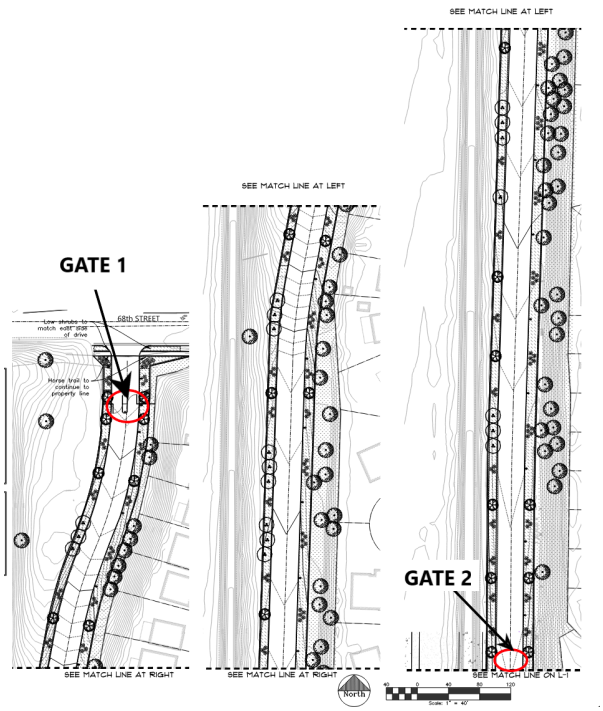
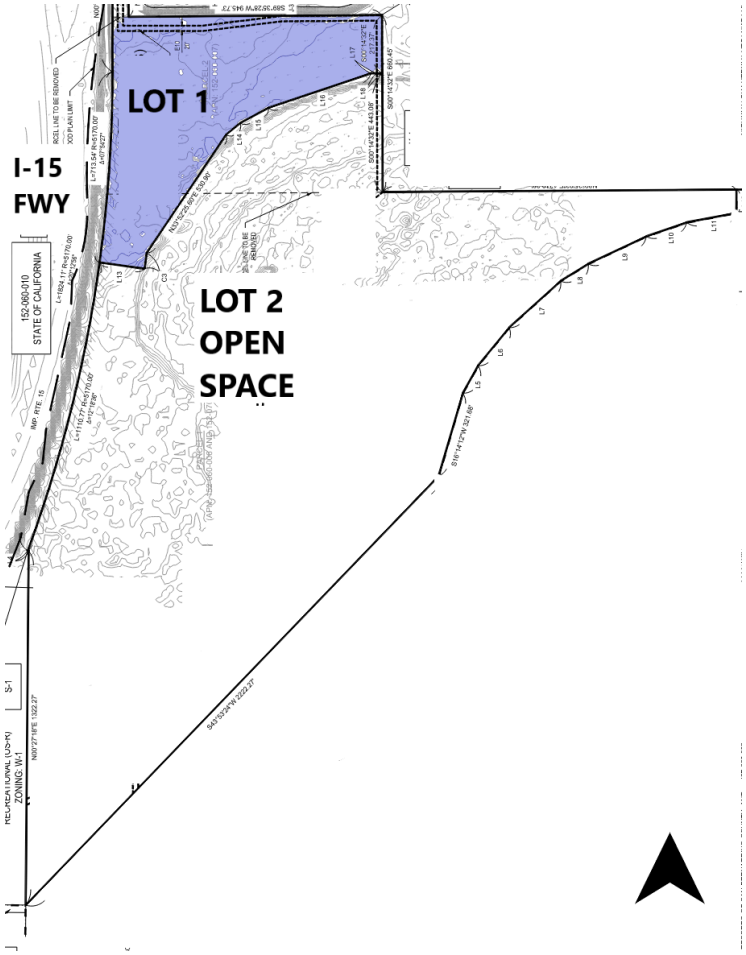


Figure 3.3- Open Space Lot 2



3.5-Environmental Setting

CEQA Guidelines section 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is December 29, 2020, which is the date that the Project's environmental analysis commenced.

The Project site consists of vacant land with no improvements, located east of Interstate 15 (I-15), south of 68th Street, and north of the Santa Ana River.

Project site elevation ranges from approximately 588 feet to 640 feet above mean sea level (MSL) sloping from the northwestern portion of the site to the south-southeast. The site below the 607-foot elevation is in the 100-year floodplain. The site is subject to regular disturbances due

to weed abatement and offroad use. The site's vegetation communities present include unvegetated disturbed land, disturbed land with non-native vegetation, and small areas of mulefat scrub and riparian woodland. The areas of mulefat scrub and riparian woodland occur along the southern edge of the Project site and will be avoided by the Project.[2]

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

Table 3.1: Land Uses, General Plan Land Use Designations, and Zoning Classifications

Location	Current Land Use	General Plan Land Use Designation	Zoning	Proposed Land Use & Zoning
Site	Vacant land	OS-R (Open Space, Recreation) MDR (Medium Density Residential)	W-1 (Watercourse, Watershed, and Conservation Areas) R-4 (Planned Residential)	GP Land Use to Commercial Retail (CR) and Zoning to General Commercial (C-1/C-P) for the north - northwestern portion of APN 152-060-007 and the northwestern portion of APN 152-060-006.
North	Single-Family Residential Development	MDR (Medium Density Residential)	R-4 (Planned Residential)	N/A
South	Santa Ana River / City of Riverside	N/A	N/A	
East	Vacant Land	OS-CH (Open Space, Conservation Habitat) OS-W (Open Space, Water)	W-1 (Watercourse, Watershed, and Conservation Areas)	
West	Interstate 15 (I-15) / City of Eastvale	N/A	N/A	

Source: Field inspection, City of Jurupa Valley-General Plan Land Use Map August 2020, Google Earth Pro.

Continued on Next Page

[2] General Biological Assessment (Appendix B).

4.0 Environmental Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental topics. Each of the above environmental topics are analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

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

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

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

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

4.1 Aesthetics

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

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

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.*

Impact Analysis

Plans, Policies, and Programs

PPP 4.1.1 As required by Municipal Code Section 9.115.040 (3), no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.

PPP 4.1-2 Municipal Code Section 9.240.470. – Mini-warehouses, Development Standards establish requirements for but not limited to setbacks, walls, surface coverings, roofing, lighting, gates, landscaping, caretaker's residence, prohibited materials, and prohibited facilities.

PPP 4.1-3 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.

The City's General Plan defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas[3].

The Project site according to the General Plan Figure 4-23 *Jurupa Valley scenic corridors and roadways* is not located adjacent a scenic corridor.

From the Project site, the Santa Ana River is located approximately 0.25 miles south, the Jurupa Mountains are located approximately 4.25 miles north and obscured by the Pedley Hills which are located approximately 1.5 miles northeast.

[3] General Plan pps. 1-17 to 1-19.

The Project site provides limited views of the Jurupa Mountains and Pedley Hills in the distant horizon. **PPP 4.1-1, 4.1-2, and 4.1-3,** above will limit building height and provide building setbacks between structures that would serve to limit blocking the existing views. Views of the Santa Ana River are not available because of intervening development, and topography.

Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

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

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

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

Impact Analysis

The Project site according to the General Plan Figure 4-23 *Jurupa Valley scenic corridors and roadways* is not located adjacent a scenic corridor.

According to the California Department of Transportation, the Project site is not located along a State scenic highway[4]. 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[5].

[4]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 October, 2022.
[5]City of Jurupa Valley, *General Plan Conservation and Open Space Element*, *Figure 4-23: Jurupa Valley scenic corridors and roadways*

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

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

Impact Analysis

According to Census 2010, the Project site is in the Riverside-San Bernardino, CA Urbanized Area[6]. As such, the Project is subject to the City's applicable regulations governing scenic quality.

Plans, Policies, and Programs

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

PPP 4.1-1, PPP 4.1-2, and PPP 4.1-3 shall apply.

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

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

[6] 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 October, 2022.

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

Significance Threshold: *Is the project consistent with General Plan Policies COS 10.1 and 10.4, 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 (recreational areas and parks). Uses sensitive to nighttime glare generally include residential uses, some commercial and institutional uses, and wildlife habitat within natural areas.*

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

PPP 4.1-4 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed structures. The Project site is located adjacent to MSHCP Conservation Areas and therefore **Mitigation Measure** (**MM) BIO-6 Nighttime Lighting** is required to reduce the impacts of excessive lighting on the conservation and riparian habitats.

MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for

maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA.

With implementation of **PPP 4.1-4 and MM-BIO-6**, impacts relating to light and glare are less than significant.

Building Material Glare

The primary exterior of the future structures will be typical of small warehouse/storage facilities and consist of non-reflective materials including stucco finishes, painted smooth CMU, coated metal siding, and coated metal roofing materials. Therefore, potential glare from the proposed Project is considered to be less than significant.

4.2 Agriculture Resources

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

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

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.*

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

Impact Analysis

The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the State Department of Conservation, California Important Farmland Finder mapping. In addition, no properties abutting the Project site are classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

According to the General Plan Figure 4.13 *State Farmland Designations in Jurupa Valley* the Project site is located in an area designated as X: Other Lands.

The City of Jurupa Valley's General Plan considers agricultural land to be an appropriate use of land until such time as a property owner considers farming to be no longer economically viable

which is why the General Plan designates agricultural land for eventual suburban and urban uses. Therefore, the proposed Project would not result in the conversion of any Farmland to non-agricultural use. Therefore, there are no impacts.

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

***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 project is not under a Williamson Act contract, it may be presumed to have a less than significant impact absent substantial evidence to the contrary.*

***Significance Threshold**: 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 Ordnance No, 509 and a Notice of Cancellation*.

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is Watercourse Watershed and Conservation Areas (W-1) and designated as OS-R (Open Space-Recreation) in the General Plan Land Use Element, which is intended to provide areas that maintain and protect the communities natural open space resources. As such, the Watercourse Watershed and Conservation Areas Zone is not considered a primary agricultural zone.

The site is currently not being used for agricultural purposes. The Project is proposing a change of zone to General Commercial (C-1/C-P). The C-1/C-P Zone is not considered a primary agriculture zone. 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.[7] Existing surrounding uses includes, commercial, industrial, and residential uses. Since the Project site does not have any current agricultural use and is not identified as farmland, implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of

[7] California Department of Conservation Riverside County Important Farmland Data Availability, Important Farmland Maps Riverside West 2018, https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx, accessed December 27, 2024.

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.

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

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

Impact Analysis

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

4.3 Air Quality

The following analysis is based in part on the *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study*, MD Acoustics, January 10, 2024, included as Appendix A.

Background

Air Pollutants

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the SCAQMD are described below.[8]

Carbon Monoxide (CO). A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles.

Nitrogen Oxide (NOx). Nitrogen dioxide (NO2) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO2, creating the mixture of NO and NO2 commonly called NOx.

[8] http://www.aqmd.gov/home/air-quality

Particulate Matter ($PM_{2.5}$ and PM_{10}): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

Sulfur Dioxide (SO_2). A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO_2.

Ozone: Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions.

Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor and some examples include gasoline, alcohol, and the solvents used in paints.

Federal and State Air Quality Standards

Under the federal Clean Air Act, the Environmental Protection Agency (EPA) establishes health-based air quality standards for the above-described air pollutants that all states must achieve. The California Clean Air Act also establishes requirements for cities and counties to meet.

South Coast Air Quality Management District Standards

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. The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast AQMD. Table 4.3-1 describes the regional significance thresholds established by the South Coast AQMD to meet national and state air quality standards.

Table 4.3-1: South Coast Air Quality Management District Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds, March 2015.

Attainment Designation

An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-2 shows the attainment status of criteria pollutants in the South Coast Air Basin (SCAB).

Table 4.3-2: Attainment Status of Criteria Pollutants in the South Coast Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM_{10})	Nonattainment	Attainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (N0x)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

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

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

Impact Analysis

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is *2022 Air Quality Management Plan*[9] and it is applicable to City of Jurupa Valley. The

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

purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

In order to determine if a project is consistent with the *2022 Air Quality Management Plan*, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's *CEQA Air Quality Handbook* and are discussed below.

Consistency Criterion No. 1: *The proposed project will not 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 Air Quality Management Plan.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 4.3.3 (b) below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project is determined to be consistent with the first criterion.

Consistency Criterion No. 2: *The proposed project will not exceed the assumptions in the 2022 Air Quality Management Plan.*

Consistency with 2022 Air Quality Management Plan (AQMP)

The 2022 AQMP adopted by SCAQMD in December 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 NOx technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other CAA measures to achieve the 2015 8-hour ozone standard, which is the most stringent standard to date.

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

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

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

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

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

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

According to Exhibit 29, *Forecasted Regional Development Types by Land Development Categories (2012)-Western Riverside County*, the City of Jurupa Valley is classified as being within the Standard LDC.[10]

The general plan amendment and 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 2016 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the 2022 AQMP.

Buildout of the Project is consistent with the Standard LDC and would not be greater than assumed by SCAG's regional forecast projections and also the AQMP growth projections. In order to exceed the growth assumptions, the Project would have to increase the intensity of development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 5.13, *Population and Housing*, the development would not increase the City's population. As such, the General Plan Amendment and 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 2016 AQMP. As such, the

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

Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the proposed 2022 AQMP.

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

Significance Threshold: *Would the project's air emissions exceed the applicable regional significance thresholds established by the SCAQMD?*

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.*

Regional Air Quality Impacts

Plans, Policies, or Programs (PPP) - Construction Related Impacts

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

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

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

PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.

PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*."

Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Impact Analysis

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

Construction activities associated with the Project will result in emissions of VOCs, NOX, SOX, CO, PM10, and PM2.5. Construction related emissions are expected from the following construction activities:

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

Construction is expected to last approximately 13 months. Table 4.3-3 summarizes the construction emissions considering the application of **PPP 4.3-1** through **4.3-4**.

Table 4.3-3: Summary of Peak Construction Emissions

	Emissions (lbs/day)					
	VOC/ROG	NOX	CO	SOx	PM10	PM2.5
Maximum Daily Emissions(1)	**68.34**	**20.89**	**31.32**	**0.04**	**2.22**	**2.16**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

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

(1) Highest value of daily emissions from Air Quality and Greenhouse Gas Impact Study Table 8 Regional Significance – Construction Emissions, used for Maximum Daily Emissions.

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

Long-Term Regional Operation Related Impacts

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape

maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed commercial facility. Energy demand emissions result from use of electricity and natural gas. The results of the CalEEMod model for operation of the Project site are summarized in Table 4.3-4.

Table 4.3-4: Summary of Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC/ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area Source	4.25	0.05	5.91	<0.01	0.01	0.01
Energy Source	0.04	0.70	0.59	<0.01	0.05	0.05
Mobile Source	1.02	5.56	11.90	0.06	3.01	0.84
Total Maximum Daily Emissions	**5.31**	**6.31**	**18.40**	**0.06**	**3.10**	**0.90**
SCAQMD Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

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

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

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

Significance Threshold:

- *The project would exceed the SCAQMD Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.*
- *The project emissions would contribute traffic volumes to an intersection in the vicinity of the project site which exceeds 100,000 vehicles per hour.*

Impact Analysis

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts related to a cumulatively considerable net increase of any criteria pollutant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:
(Refer to **PPP 4.3.1 through PPP 4.3-4** under Issue 4.3(b) above).

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which are used to determine whether or not a project may generate significant

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

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

Table 4.3-5: Maximum Daily Localized Emissions Thresholds

Pollutant	Localized Thresholds (pounds per day)
NO_X	170
CO	1,007
PM_{10}	6
$PM_{2.5}$	5

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

Localized Construction Emissions

Construction is expected to last approximately 13 months. Table 4.3-6 summarizes the localized construction emissions considering the application of **PPP 4.3-1 through 4.3-4.** As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

Table 4.3-6: Summary of Localized Significance Construction Emissions

Grading Emissions	Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions (1)	19.53	24.22	1.12	2.11
SCAQMD Localized Threshold	**170**	**1,007**	**6**	**5**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

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

(1) Highest value of daily emissions from Air Quality and Greenhouse Gas Impact Study Table 9 Localized Significance – Construction, used for Maximum Daily Emissions.

Localized On-Site Operational Emissions

The Project involves the operation of a self-storage facility and RV Parking. According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a project if the project includes stationary sources or attracts mobile sources that spend long periods of queuing and idling at the site (e.g. warehouse or distribution facilities). The proposed Project does not include

stationary source emissions of on-site mobile emissions from queuing and idling, therefore no long-term LST Operational analysis is required. Thus, a less than significant impact would occur for Project-related LST operational-source emissions, and no mitigation is required.

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.

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

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

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

***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.*

Plans, Policies, or Programs (PPP) - Construction Related Impacts

The following apply to the Project and would reduce impacts related to other emissions such as odor impacts. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere

Impact Analysis

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

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

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

4.4 Biological Resources

The following analysis is based in part on the following resources:

Updated General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, Hernandez Environmental Services, September 25, 2024, included as Appendix B.

Regional Conservation Authority (RCA) Joint Project Review (JPR) Findings, Tricia Cambell, Western Riverside County Regional Conservation Authority (WRCRCA), December 19, 2024, included as Appendix C.

Threshold 4.4 (a) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		✓		

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Existing Conditions

The topography of the Project site is relatively flat with elevations ranging from 588 feet above mean sea level (AMSL) to 640 feet AMSL. Land use in the surrounding area includes single family residential to the north and Interstate 15 (I-15) to the west, and riparian habitat connecting to the Santa Ana Rivers to the south and east. The site contains five habitat types including disturbed, disturbed non-native vegetation, mulefat scrub, and riparian woodland.

The Project Site is located within the Multiple Species Habitat Conservation Plan (MSHCP) Jurupa Area Plan and the Santa Ana River Habitat Management Unit. The site has approximately 12.5 acres located within a MSHCP Criteria Cell Number 698 with the remaining approximately 1.77 acres outside of a Criteria Cell.

Sensitive Plant Communities/Species

The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), with a portion of the Project occurring within Cell Group, 698, and located in the Burrowing Owl Survey Area, Narrow Endemic Plant Species Survey Area (NEPSSA)Survey areas. The Project site is not located within 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 located in the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA) for San Diego Amborsia (*Amborsia pumila*), San Miguel Savory, and Brand's Phacelia (*Phacelia stellaris*). None of the species were found during on-stie surveys and the General Biological Assessment concluded that no further surveys were required.

Sensitive Wildlife Species

The Project site occurs within the MSHCP Burrowing Owl (*Athene cunicularia*) Survey Area, which is classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW). Burrowing Owl (BUOW) was confirmed absent from the Project site during focused survey conducted as part of the GBA. The Step I and II surveys for BUOW were conducted per the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area and no BUOW were observed within the Project site, and no Burrowing Owl sign was detected in association with burrows. No other habitat supporting species that are classified as candidate, sensitive, or special status species was present on the Project site.

However, the Project site contains suitable habitat for burrowing owls, and as such a pre-construction Burrowing Owl Survey will be required as indicated in **Mitigation Measure (MM) BIO-1 Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection**.

Additionally, the Project site contains vegetation with the potential to support native nesting birds. As discussed above, the California Fish and Game Code prohibits mortality of native birds, including eggs. The following measure is recommended to avoid take of nesting birds. Potential impacts to native birds were not considered a biologically significant impact under CEQA; however, to comply with state law, **Mitigation Measure (MM) BIO-2 Nesting Bird Protection** is required.

Mitigation Measures

The following measures are required to be performed prior to clearing and grubbing within the Project site (Impact Site) to avoid impacts to nesting birds and burrowing owls.

MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection. A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the Western Riverside County Regional Conservation Authority (RCA) and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owls have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary.

MM-BIO-2: Nesting Bird Protection. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 30. 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. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. The biological monitor shall visit the site at a minimum of once per week during the ground disturbing activities to ensure all fencing is in place and no nesting birds are being impacted.

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

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

Impact Analysis

The JPR findings determined that according to the GBA, the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site. This riparian/riverine resource includes mulefat scrub and riparian woodland that is associated with the Santa Ana River. The project will fully avoid the 0.2-acre riparian/riverine resources and will place a deed restriction over this resource. The total avoidance area of the project measures 0.3 acre, as it includes 0.2 acre of riparian/riverine habitat and 0.1 acre of disturbed, non-native vegetation. The required deed restriction is included as **MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure and MM-BIO-4 riparian Bird Avoidance Measure** are required.

MM BIO-3: Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure. Prior the issuance a grading permit avoidance of MSHCP riparian/riverine resources, referred to as "Riparian/Riverine Avoidance Area on Exhibit E of the JPR Findings document dated December 19, 2024, will be placed under a deed restriction.

MM BIO-4: Riparian Bird Avoidance Measure. To avoid indirect impacts, project construction and site preparation activities including but not limited to vegetation clearing and grubbing within 300 feet of Section 6.1.2 riparian/riverine bird (specifically least 1 vireo [LBV], southwestern willow flycatcher [SWFL], and yellow-billed cuckoo [YBCU]) habitat will be conducted outside of the LBV/SWFL/YBCU breeding season (March 15 to September 30).

If construction activities must occur during the LBV/SWFL/YBCU breeding season, preconstruction surveys to determine if each of the species occurs within 300 feet of project construction, will occur once a week for three consecutive weeks within the breeding season, with the last visit no more than 3 days prior to commencement of construction activities. The preconstruction survey visits for LBV/SWFL/YBCU will be conducted by a qualified biologist familiar with each of the species' vocalizations characteristic of adults and juveniles. Surveys will be conducted between dawn and 11AM. Surveys will not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively may reduce the likelihood of detection. Surveys will not cover more than 3 linear kilometers (2 miles) or more than 50 hectares (123 acres) of habitat on any given day. Prior to

performing the preconstruction surveys, a map will be created illustrating the LBV/SWFL/YBCU habitat and all detections of LBV/SWFL/YBCU will be mapped.

Directly following the preconstruction surveys, weekly clearance surveys will be performed following the same methodology stated above for the preconstruction surveys. All detections of LBV/SWFL/YBCU are to be mapped with behavior tracked across detections/sightings. The qualified biologist must have experience with nesting ecology and behavior of each of the Section 6.1.2 riparian/riverine bird species to determine pre-nesting/nesting behavior. The MSHCP does not provide "take" of LBV/SWFL/YBCU which includes negatively modifying foraging and nesting behavior. If at any time it is determined by the qualified biologist that construction activities are negatively affecting LBV/SWFL/YBCU, including modification of behavior, work will be halted and CDFW and USFWS will be contacted on next steps.

Daily noise monitoring will be required during the breeding season. A qualified biological monitor must be present to measure noise levels at the edge of all suitable habitat and work shall cease if, at any time, noise levels exceed the existing noise levels of 63.5 dBA. Noise monitoring will continue throughout the breeding season or until construction activities have halted within 300 feet of LBV/SWFL/YBCU habitat. CDFW and USFWS shall be contacted on next steps if the project not able to reduce the noise. Construction activities during the breeding season will be limited to the hours of 8AM to 7PM.

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

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

Impact Analysis

The *Updated General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis* (GBA) (Appendix B) determined that the Project site contains approximately 0.06 acre of mulefat scrub and 0.16 acre of riparian woodland that would be considered jurisdictional features and associated riparian habitat. These areas would fall under the jurisdiction of state and federal agencies such as the California Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (USACE). The proposed project was designed to avoid impacts to all onsite jurisdictional features and riparian habitats; therefore, no impacts to jurisdictional drainages or associated riparian vegetation will result from project implementation.

MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure and MM-BIO-4 riparian Bird Avoidance Measure are required.

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

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

Impact Analysis

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The GBA found that the Project Site proposed for development does is not located within a designated wildlife corridor or linkage. The Project Site is located north of the Santa Ana River, which is a designated wildlife corridor and linkage, however the site is relatively flat and consists of primarily of disturbed non-vegetated areas and disturbed non-native vegetation and no wildlife movement corridors were found to be present on the site. 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 site supports nesting opportunities for common migratory bird species. All migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918[11]. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034).

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per **MM-BIO-2 Nesting Bird Protection.**

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

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

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

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

Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to the natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.[12] According to the General Plan, other significant vegetation includes agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value[13].

The proposed Project Site has for years been disturbed and routinely disced or mowed and therefore there is no impact.

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

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

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to water quality and waste discharge requirements per the MSHCP Best Management Practices (BMPs). 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

[12] City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.
[13]City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.

quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

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

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

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

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.[14] The plan provides coverage (including authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

Joint Project Review (JPR) Process

As the Project is located in a Criteria Cell a review of the Project by the Regional Conservation Agency (RCA) through the Joint Project Review (JPR) Process was required. Of the approximately 14.3-acre Project Site that will be developed that includes APNs 152-060-006, 152-060-007, 152-060-009, and 152-020-010 only 12.4 acres are located within MSHCP Criteria Area 698 (Cell 698). As such, only these 12.4 acres are the subject of these JPR Findings. According to the GBA and Supporting Focused Surveys and documents, the project site encompasses vacant land that is regularly disturbed by weed abatement activities and off-road vehicle use. The site is relatively flat with onsite elevations ranging from 588 feet to 640 feet above mean sea level and vegetation communities present include unvegetated disturbed land, disturbed land with non-native vegetation, and small areas of mulefat scrub and riparian woodland. The mulefat scrub and

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

riparian woodland vegetation communities are located along the southern edge of the project site and will be avoided by the project. APN 152-070-008 that is part of the Project site is located outside the development impacts and as such was not required by the RCA to be listed in the JPR findings.

The JPR findings are summarized below along with Table 4.4-1 MSHCP Consistency Analysis / JPR Findings Table 4.4-1.

Relation to Reserve Assembly

The JPR findings determined that the Project site is located within Independent Cell 698. As stated in Section 3.3.2 of the MSHCP, "Conservation within Cell will contribute to assembly of Existing Core A. Conservation within this Cell will focus on riparian scrub, woodland and forest and water habitats associated with Santa Ana River. Areas conserved within the Cell will be connected to riparian habitat proposed for conservation to the south in Cell 788 and to the east in Cell 699 of the Jurupa Area Plan. Conservation within this Cell will range from 35% to 5% of the southeastern portion of the Cell."

Cell 698 totals approximately 148.7 acres. Using the mid-range (40%) conservation goal, approximately 59.5 acres are described for conservation within this Cell. To date, 56.2 acres have been developed or are approved for development in Cell 698, which includes the 12.1-acre proposed project, as well as 9.0 acres of covered roads. There are 19.0 acres of Public-Quasi Public Lands within Cell 698 that cannot be counted towards the Additional Reserve Lands (ARL). There are 18.9 acres proposed for conservation through JPR 13-03-19-01. Therefore, with 18.9 acres proposed for conservation to date, an additional 40.6 acres of conserved lands that would contribute to Existing Core A are still needed for conservation for Cell 698 to achieve its mid-range conservation goal of 59.5 acres. There are currently 54.6 undeveloped acres available within Cell 698 that could functionally contribute to Existing Core A; therefore, Cell 698 could achieve its mid-range conservation goal. The JPR Findings concluded that development of the Project site would not impede the conservation goals for Existing Core A, nor result in issues regarding fragmentation.

Rough Step

The JPR findings determined that the Project site is within Rough Step Unit where there are only three vegetation communities that have Rough Step acreage goals: coastal sage scrub; grasslands; and riparian scrub, woodland, forest.

Baseline vegetation (1994) mapping for the area of the site located within Criteria Cell 698 consisted entirely of agricultural land, which is not tracked for this rough step. Therefore, the JPR findings concluded that no additional measures regarding Rough Step are required, and the proposed project does not conflict with Rough Step.

Riparian/Riverine

The JPR findings determined that according to the GBA, the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site. This riparian/riverine resource includes mulefat scrub and riparian woodland that is associated with the Santa Ana River. The project will fully avoid the 0.2-acre riparian/riverine resources and will

place a deed restriction over this resource. The total avoidance area of the project measures 0.3 acre, as it includes 0.2 acre of riparian/riverine habitat and 0.1 acre of disturbed, non-native vegetation. The required deed restriction is included as **MM BIO-3 Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure.**

Vernal Pools/Fairy Shrimp

The JPR findings determined that according to the GBA, the Project site soils on site do not allow for water pooling for any significant length of time after rain events. No vernal pools, swales, or vernal pool mimics such as ditches, road ruts, or stock ponds with indicators of pooling water were observed within the project site. Due to the lack of vernal pool and/or other habitat suitable for fairy shrimp, focused surveys for fairy shrimp are not warranted.

Riparian Birds

The JPR findings determined that according to the GBA, the Project site development footprint does not contain suitable habitat for least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*). However, there is suitable habitat (i.e., mulefat scrub and riparian woodland) along the southern project boundary that would be fully avoided by the project. Focused surveys for riparian bird species were not conducted for this avoidance area; and therefore, presence of Section 6.1.2 riparian bird species was assumed. The GBA provides mitigation measures to avoid indirect impacts to riparian bird species (GBA pg. 14-15). Therefore, **MM-BIO-4 Riparian Bird Avoidance Measure** is required. Additionally, to avoid indirect impacts to riparian bird species, the project will implement **MM-BIO-5 through MM-BIO- 8 Urban/Wildlands Interface Measures** as described under the Urban/Wildlands Interface section below to ensure that post-project ambient light levels within the MSHCP Conservation Area shall not exceed that of pre-project conditions as a result of light spill from the project site.

NEPSSA Plants

The JPR findings determined that according to the GBA, the Project site is within the NEPSSA for San Diego ambrosia (Ambrosia pumila), Brand's phacelia (Phacelia stellaris), and San Miguel savory (Clinopodium chandleri); therefore, a habitat assessment was conducted for these species. According to the Analysis, the project site lacks suitable habitat for Brand's phacelia (site lacks suitable coastal dunes and coastal scrub) and San Miguel savory (site lacks the rocky, metavolcanic soils necessary for this species). The Analysis states the only potentially suitable habitat for San Diego ambrosia within the project site occurs within the mulefat habitat (i.e., floodplain terrace), which is being avoided by the project. However, according to the Analysis the remainder of the project site lacks suitable habitat for San Diego ambrosia (lack of suitable chaparral, coastal sage scrub, valley and foothill grassland, and vernal pools) and furthermore, the project site lacks known associated soils such as Garreston and Las Posas soils. Therefore, the JPR and GBA concluded that given the lack of suitable habitat within the impact footprint for the project for San Diego ambrosia, San Miguel savory, and Brand's phacelia, focused surveys were not warranted.

Burrowing Owl

The JPR findings determined that according to the GBA, the Project site is within the Burrowing Owl survey area. Surveys concluded that although there were no Burrowing Owl found on the site that suitable habitat exist and therefore **MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection** as described in Section 4.4(a) is required.

Urban/Wildlands Interface

The JPR findings determined that according to the GBA, the Project site is adjacent to existing or proposed MSHCP Conservation Area and to preserve the integrity of these areas the guidelines contained in Section 6.1.4 of the MSHCP should be include as applicable. Therefore **PPP 4.9-1 and 4.10-1 trough 4.10-3** and **MM-BIO-5 through MM-BIO- 8 Urban/Wildlands Interface Measures** are required.

Urban/Wildlands Interface Measures.

MM-BIO-5 Invasive & Non-native Plants: Prior to issuance of any building permits, landscaping plans shall demonstrate that invasive, non-native plant species shall not be used as landscaping materials on the site. Table 6-2 of Volume 1 of the MSHCP (Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area) lists the plants that shall be avoided. This measure shall be implemented to the satisfaction of the City Planning Director.

MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA.

MM-BIO-7 Operational Noise Levels: Prior to issuance of any building permits, development of the Project shall demonstrate that exterior noise levels in the open space will not exceed the City's residential noise standards. The goal of this measure is to protect wildlife inhabiting and/or foraging along this reach of the Santa Ana River and adjacent MSHCP Conservation Areas to the site so they will not be subject to noise that exceeds residential noise standards.

MM-BIO- 8 MSHCP Best Management Practices (BMPs): Prior to issuance of a grading permit the developer is required to implement the following BMPs:

- A qualified biologist shall be required to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

- Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
- The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
- Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
- Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
- When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
- The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
- To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and

routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

- The City shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

Table 4.4-1: MSHCP Consistency Analysis / JPR Findings [15]

MSHCP Element/Requirements	Project Site Status	Consistency
Criteria Cell/Cell Group (Reserve Assembly Section 3.2.3)	The Project site is not located within a Cell Group. However, the Project is located within Criteria Cell 698 and as such was required to complete the Joint Project Review (JPR) process.	**Consistent** The JPR Findings state that the development of the Project would not impede the conservation goals for the Existing Core A, nor result in issues regarding fragmentation.
Area Plan Subunit	The Project site is located within a MSHCP Area Plan Subunit SU1 – Santa Ana River Central.	**Consistent** The JPR Findings state that the development of the Project would not impede the conservation goals for the Existing Core A, nor result in issues regarding fragmentation
Habitat Management Unit	The Project site is located within the River Habitat Management Unit (HMU). The Project site is located adjacent to MSHCP Conserved Lands. The Project was required to complete the Joint Project Review (JPR) process.	**Consistent** The JPR Findings state that the development of the Project would not impede the conservation goals for the Existing Core A, nor result in issues regarding fragmentation
MSHCP Conservation Areas	The Project site is not located within a MSHCP Conservation Area.	**Consistent** The JPR Findings and GBA determined that the Project site was adjacent to existing or proposed conservation areas, however, was not located within a conservation area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within PQP Conservation Land.	**Consistent** The Project site is not located within PQP Conservation Land.
Narrow Endemic Plants (*MSHCP Section 6.1.3*)	The Project site is located within the NEPSSA for San Diego ambrosia, San Miguel savory., and Brand's phacelia.	**Consistent** The GBA and Focused NEP Survey determined that none of the

[15] General Biological Assessment, Appendix B, JPR Findings, Appendix C.

		species are present on the site.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [*MSHCP Section 6.3.2*]	The Project site is not located within the amphibian, Burrowing Owl, Mammal, Narrow Endemic Plant (NEP), Criteria Species or the Delhi sands flower-loving fly. However, the Project site is located in the Burrowing Owl and NEP survey areas. Focused	**Consistent** Surveys were conducted as part of the GBA. NEP were determined to not be on site and although no Burrowing Owl were found to be present **MM-BIO-1** is required as there is a presence of potentially suitable habitat for Burrowing Owl.
Riparian/Riverine Resources (*MSHCP Section 6.1.2*)	Riparian/riverine resources are present within the Project Site. The GBA found that the Project site contains approximately 0.2 acre of riparian/riverine resources within the southern portion of the site.	**Consistent** The Project is avoiding 0.3 acre of area that includes the 0.2-acre riparian/riverine habitat and 0.1 acre of disturbed non-native vegetation. **MM-BIO-3** is required.
Vernal Pools (*MSHCP Section 6.1.2*)	No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site.	**Consistent** No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site, 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.	**Consistent** 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. 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	Delhi Soil Series are not mapped within the Project site and therefore the site lacks suitable Delhi-Sands flower-loving fly habitat.	**Consisten**t As the site lacks suitable habitat no impacts to Delhi-Sands flower-loving fly are anticipated.
Guidelines Pertaining to Urban/ Wildlands Interface (*MSHCP Section 6.1.4*)	The Project site is located near a Conservation Area and as such **MM-BIO-1 through MM-BIO-8** are required to	**Consistent** The Project site is located adjacent to existing or proposed Conservation Areas and as such **MM-BIO-1**

	preserve the integrity of the areas adjacent to the Project Site.	**through MM-BIO-8** are required to preserve the integrity of the areas adjacent to the Project Site.

4.5 Cultural Resources

The analysis in this section is based in part on a technical report titled: *Phase 1 Cultural Resources Assessment*, Jean A. Keller, Ph.D., which is dated March 2021 and is included as Appendix D to this Initial Study.

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

Significance Threshold:

- *The project causes a substantial adverse change or materially alters a resource as described in CEQA Guidelines §15064.S(b).*
- *The project causes a substantial adverse change or materially alters a resource as identified in General Plan Table 4.1: Designated Historic Structures in Jurupa Valley as amended from time to time.*

Impact Analysis

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

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

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

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Historic Setting

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

Historically, the Project area was owned by the Clay family as a ranch for raising and breeding horses and has been vacant for many years.

Research and Conclusions

A record search was conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the Project area. 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 the Project site was included in a 3,860-acre study conducted in 1988 and no cultural resources had been observed within the boundaries of the site. The records search determined that 30 previous surveys were completed within a one-mile radius of the Project Site. The EIC records search and literature review revealed seven (7) cultural resources recorded within ½ mile of the Project Area. Of these all date to the 20th Century with three of the properties representing dairies and one (1) isolate of post-1963 origin. (*Phase 1 Cultural Resources Assessment*, Appendix C)

None of the recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

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

Significance Threshold: *The project causes a substantial adverse change or materially alters a "historic" or "unique" archaeological resource pursuant to CEQA Guidelines §15064.S(c).*

Impact Analysis

Archaeological Setting

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

Research and Conclusions

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

The intensive survey of the property conducted as part of the Phase 1 Cultural Resources Assessment 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 anthropogenic disturbances conducted, it is unlikely buried resources will be identified within the Project site. However, since the area is still considered slightly sensitive (resources have been recorded within one mile), should any evidence of prehistoric archaeological resources be encountered during grading activities, the following mitigation measures are required:

Mitigation Measure(s)

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

MM-CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provide 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: Archaeological & Cultural Management/Treatment Plan. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological and cultural resources 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. To address the treatment for items of Native American Cultural Patrimony, or Tribal Cultural Resources, the Treatment Plan shall be developed in coordination with the Consulting Native American Tribe(s), and subject to final approval by the City.

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 California Historical Resources Information System. 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-3** of the Initial Study/Mitigated Negative Declaration for MA20269.

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

4.6 Energy

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

CEQA Energy Review, MD Acoustics, LLC., which is dated October 12, 2020, and is included as Appendix E to this Initial Study.

Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study, MD Acoustics, January 10, 2024, included as Appendix A.

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

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

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

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from the use of power tools. The anticipated construction schedule assumes the Project would be built in approximately 6 months. The consumption of energy would be temporary in nature and would not represent a significant

demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

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

In addition, as required by state law[16], idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Operation Energy Analysis

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

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in 1,418,817 annual VMT [17] and an estimated annual fuel consumption of 69,720 gallons of fuel.[18]

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

Operational Energy Demands

Occupancy of the project would result in the consumption of natural gas and electricity. Energy demands are estimated using CalEEMod for Unrefrigerated Warehouse – No Rail, at 2,597,205

[16] *California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling*.
[17] Appendix A, *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study.*
[18] Appendix E, *CEQA Energy Review*

kBTU/year of natural gas and 626,081 kWh/year of electricity with an additional 138,516 kWh/year electricity for the parking lot and RV Storage areas. [19] Natural gas would be supplied to the Project by SoCalGas, and electricity would be supplied by Southern California Edison (SCE). The Project proposes self-storage facility and does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other similar land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

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

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

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

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

Impact Analysis

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

[19] Appendix A, *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study.*

4.7 Geology And Soils

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

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

Supplemental Preliminary Geotechnical Evaluation for Proposed Self Storage Development, LGC Geotechnical, Inc., September 12, 2023, included as Appendix F.

Preliminary Hydrology Study, W.H. Engineering Group, March 06, 2024, included as Appendix G.

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Project site is not located within a seismic hazard area as identified by the State of California Department of Conservation, Earthquake Zones and Required Investigations Map.[20] The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a

[20] *https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/*

mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the *Supplemental Preliminary Geotechnical Evaluation for Proposed Self Storage Development* (*Supplemental Preliminary Geotechnical Evaluation)* prepared for the Project.

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to General Plan[21] the Project site has a high to very high potential for liquefaction. According to the *Supplemental Preliminary Geotechnical Evaluation* groundwater is expected at a depth below 8 ft below ground surface (bgs). The subject site is underlain by Quaternary young wash deposits, which include gravelly sand and sandy alluvium which are susceptible to liquefaction.

The *Supplemental Preliminary Geotechnical Evaluation* determined that although there is a potential for liquefaction at the subject site impacts of liquefaction can be reasonably minimized by the use of a rigid mat slab or conventional foundation designed to accommodate the estimated seismic and static settlement.[22]

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

[21] City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.
[22] *Supplemental Preliminary Geotechnical Evaluation,* p. 9.

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

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

Impact Analysis

The Project site is not located within a Landslide Susceptibility Area according to General Plan *Figure 8-8: Landslide susceptibility in Jurupa Valley*. Evidence of landslides or slope instabilities at this site was not observed on the site during the geotechnical investigation or found during a regional geological maps review. (Appendix F) The geotechnical investigation concluded that the risk of seismically induced landsliding to affect the proposed development is not anticipated.

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

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

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

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities[23]. The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction, and identify erosion control measures to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

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

Operation

The proposed Project includes installation of landscaping, paving, curb and guttering throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon

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

operation of the Project. In the proposed condition, storm water will flow to the internal curbs and gutters system and be conveyed to the across the Project site towards the water quality and detention basin to be located under the parking area. The retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs). (Hydrology Study, Appendix G) The use of detention basin and pumping at a reduced rate from the existing site conditions reduces the potential for stormwater to erode topsoil downstream.

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

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). 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 50 feet bgs.

Landslides: The *Supplemental Preliminary Geotechnical Evaluation* (Appendix F) for the Project site states that the proposed development is in an area of relatively flat terrain and a significant distance from any up-gradient steep slopes, and no landslides have been mapped in the immediate Thus, the potential for landslides is considered negligible for design purposes.

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

Supplemental Preliminary Geotechnical Evaluation concluded that due to the depth of proposed earthwork removals, presence of medium dense sandy soils below the recommended earthwork removals, and limited lateral nature of potentially liquefiable soils, the potential for lateral spreading is considered low.

Subsidence/Collapse: Land subsidence can occur in various ways during an earthquake. Large areas of land can subside drastically during an earthquake because of offset along fault lines. Land subsidence can also occur as a result of settling and compacting of unconsolidated sediment from the shaking of an earthquake. Cohesive soils such as clay and silt are particularly likely to cause subsidence since they shrink and swell depending on their moisture content. According to the USGS Land Subsidence in California Map, the Project site is not located in an area where subsidence has occurred.[24]

Liquefaction: As noted in the response to Threshold 4.7 (a2), according to General Plan[25] the Project site has a high potential for liquefaction. The *Supplemental Preliminary Geotechnical Soils Evaluation* for the Project found that Groundwater is expected at a depth greater than 8-ft bgs. The *Supplemental Preliminary Geotechnical Evaluation* determined that although there is a potential for liquefaction at the subject site impacts of liquefaction can be reasonably minimized by the use of a rigid mat slab or conventional foundation designed to accommodate the estimated seismic and static settlement.[26]

As a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the *Supplemental Preliminary Geotechnical Evaluation* prepared for the Project. (Appendix F).

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

Significance Threshold: *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.*

Impact Analysis

Plans, Policies, and Programs

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

[24] USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html Accessed December 30, 2024.

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

[26] *Supplemental Preliminary Geotechnical Evaluation,* p. 9. (Appendix F)

PPP 4.7-1 shall apply.

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

The expansion index, *EI*, value is used by engineers and other professionals as an indicator of the soil's swelling potential. According to American Society for Testing & Materials (ASTM) Standard D4829, soil having an expansion potential of greater than 91 is considered to be expansive soil. Based on laboratory testing, the materials present near the ground surface have an Expansion Index EI=21 which is less than an Expansion Index of greater than 91. As such, risks from expansive soils are considered to be low. Notwithstanding, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the *Supplemental Preliminary Geotechnical Evaluation* prepared for the project (Appendix F).

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

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

Impact Analysis

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

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

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

Significance Threshold(Unique Geologic Feature): *A geologic feature is unique if it is a geologic formation that is exclusive locally or regionally. There are no unique geologic features identified in the General Plan.*

NOTE: *Unique geologic features in this document are those that are unique to the field of geology. There are no unique geologic features identified in the General Plan*

Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a Low sensitivity (L) designation for finding paleontological resources[27]. Therefore, the Project's impact on unique paleontological resources is less than significant.

Unique Geologic Feature

According to the *Supplemental Preliminary Geotechnical Evaluation* (Appendix F) the Project site is relatively flat and is underlain by Quaternary young wash deposits which consist of gravelly sand and sandy alluvium. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally and impacts are considered less than significant.

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the *Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study*, MD Acoustics, dated January 10, 2024, included as Appendix A.

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

Significance Threshold: *The project exceeds the thresholds per General Plan Policy below:*
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds (3,000 Metric Tons CO2 equivalent per year (MTCO2e/year))to evaluate development proposals until the City adopts a Climate Action Plan (CAP).

Impact Analysis

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

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

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

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

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

Thresholds of Significance

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD's draft threshold of 3,000 $MTCO_2e$ per year is appropriate for industrial and warehouse land 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.

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

Table 4.8-1: Annual Greenhouse Gas Emissions

Emission Source	Total Emissions (MTCO2e per year)
Annual construction-related emissions amortized over 30 years	5.54
Area Source	2.77
Energy Source	323.00
Mobile Source	1,037.00
Waste	39.90
Water Usage	94.90
Total CO2E (All Sources)	**1,503.11**
Screening Threshold (CO2E)	**3,000**
Threshold Exceeded	**NO**

Source: CalEEMod Datasheets (Appendix A).

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 1,503.11 $MTCO_2e$ per year. As such, the Project would not exceed the City's screening threshold of 3,000 $MTCO_2e$. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required.

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

Significance Threshold: *The project is inconsistent with the following:*

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

Impact Analysis

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

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

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

applicable, would not be obstructed by Project implementation. The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions as shown in Table 4.8.2, *Consistency with GHG Reduction Measures.*

Table 4.8.2. Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	**Consistent.** The City has determined that the SCAQMD's draft threshold of 3,000 MTCO2e per year is appropriate for this Project. GHG emissions are 1,503.11 $MTCO_2e$ which is less than the 3,000 $MTCO_2e$ threshold.
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.
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 is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards, and City's water efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	**Consistent.** Parkway improvements on 68th Street include curbing, adjacent landscaping and sidewalk.
ME 3.36 Bicycle Improvements Conditionally Required. Require the construction or rehabilitation of bicycle facilities and/or "bicycle-friendly" improvements as a condition of approving new development, in accordance with Zoning Ordinance standards	**Consistent.** The Project is providing a bike rack and pad for parking of bicycles.
Municipal Code	
Energy Efficiency	**Consistent.** As required by Municipal Code Section 8.05.010 (7), California Energy Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
Green Buildings	**Consistent.** As required by Municipal Code Section 8.05.010 (8), *California Green Building Standards Code,* prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.

GHG Reduction Measure	Consistency Analysis
Water Conservation	The Project will comply with *Chapter 9.283. - Water Efficient Landscape Design Requirements.*
Solid Waste Reduction	**Consistent.** The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.

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

4.9 Hazards And Hazardous Materials

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

Phase I Environmental Site Assessment, Proposed Self-Storage and RV Storage Property, South Shore Testing & Environmental, dated April 5, 2023, and is included as Appendix H.

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

***Significance Threshold*:**
a) 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.
b) The project handles or store hazardous materials in a quantity equal or greater to the amounts specified by Health and Safety Code §25507 ***and*** *is located within designated 100- or 500-year flood zones.*

Impact Analysis

Plans, Policies, and Programs

The following applies to the Project and would reduce impacts relating to the routine transport, use, or disposal of hazardous materials. This measure 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).

Existing Conditions

An on-site survey/property evaluation was conducted on February 14, 2020. The subject site was observed by foot and adjacent properties were observed from the subject site. 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. In addition, 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 Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	Abandoned debris includes an old Christmas tree, several grocery cards, carboard, weathered silt fence, steel and PVC piping, and small amounts of trash/refuse. No Recognized environmental concerns observed.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	Yes	Santa Ana River adjacent to the south. No Recognized environmental concerns observed.
Electrical Substations/Powerlines	No	No concerns observed.
Transformers Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

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 reasonably 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

In accordance with the City's Municipal Code Sec. 9.240.470: Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses: 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units. 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities. The following prohibited materials shall not be stored in mini-warehouse facilities: 1) Flammable or explosive matter or materials. 2) Matter or material which create obnoxious dust, odor, or fumes. 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

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.

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

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

Impact Analysis

The Project site is not located within one-quarter (0.25) mile from an existing or proposed school. From the Project site, the nearest school is the Louis VanderMolen Fundemental Elementary School located approximately ½ (0.5) mile Northeast of the Project site on the northeast corner of 68th Street and Carnelian Street. In addition, as discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

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

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

Impact Analysis

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

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

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

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

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

Impact Analysis

Airport Land Use Compatibility

There are no airports within 2-miles of the project site. The nearest airport is Riverside Municipal Airport located approximately 5 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, the Project site is located outside the airport compatibility zones.[28]

Airport Noise

The Project consists of a self-storage facility and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 5 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the Project site is located outside the Noise Impact Zones. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose employees and customers of the Project to excessive noise levels.

[28] Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan,* December 2004. Available at: http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/20-%20Vol.%201%20Riverside%20Municipal.pdf

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

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

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

Impact Analysis

Access to the Project site is proposed from an improved access road that will connect with 68th Street and the Project entrance. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles.

Project development and improvements will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

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

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

Impact Analysis

According to the General Plan[29], the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Issue 4.20, Wildfire).

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

4.10 Hydrology And Water Quality

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

Preliminary Drainage Study, Jurupa Self-Storage Project, Grant Becklund, RCE, dated February 26, 2022, (Appendix I)

Preliminary Hydrology Study, W.H. Engineering Group, dated March 6, 2024, (Appendix G)

Preliminary WQMP, W.H. Civil, dated September 21, 2023, Revised January 24, 2024. (Appendix J).

Request for Initial Water and Sewer Availability Letter (Will Serve), Jurupa Community Services District, dated September 25, 2023. (Appendix K)

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

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

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

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

PPP 4.10-4 As required by Municipal Code Chapter 15.20.030 Permit Requirements no person or entity, or agent, contractor, subcontractor, representative or employee thereof, shall dig, drill, bore, drive, reconstruct or destroy (1) A well that is to be, or has been, used to produce or inject water; without first filing a written application to do so with the Department, and receiving and retaining a valid permit as provided in this chapter.

PPP 4.10-5 As required by Municipal Code Chapter 15.20.100 – Standards for the abandonment or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74-81) and as these Bulletins may be amended by the State of California from time to time.

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).

Water Quality Standards

The Porter-Cologne Water Quality Control Act[30] defines water quality objectives (i.e., standards) as "*…the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific a*rea" [(§13050 (h)].

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

Construction Impacts (Water Quality Standards)

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

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities[31]. 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 for construction-related activities, including grading. The plan would specify the measures that would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site.

Construction Impacts (Agricultural Water Well Destruction)

An existing agricultural water well is present on APN 152-060-007 which was approved by the Riverside County Department of Environmental Health (RCDEH) on May 12, 2010, permit number WP0020823. To assure the groundwater supply is protected and preserved and eliminate the potential for physical hazards the well is required to be property destroyed. **PPPs 4.10-4 and 4.10-5** require the permitting and destruction approval for the well and will ensure the protection of groundwater and eliminate the potential of physical hazards.

Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the type of land use proposed by the Project include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. Pursuant to the requirements of the Municipal Code[32], a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Preliminary Hydrology Study (Appendix G) and Preliminary WQMP prepared for the Project (Appendix J), proposes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs).

[31] 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

[32] Ibid.

Waste Discharge Requirements

Waste Discharge Requirements are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements."[33] These requirements regulate the discharge of wastes which have not made to surface waters, but which may impact the region's water quality by affecting underlying groundwater basins. Discharge requirements are issued for Publicly Owned Treatment Works' wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities which can affect water quality.

Operational Impacts (Waste Discharge Requirements)

To facilitate proper funding and management of sanitary sewer systems, the Jurupa Community Services District has adopted *Sewer System Management Plan WDID* 8SSO10582[34] (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 sewer system, the Project will not violate any waste discharge requirements.

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

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

Significance Threshold: *The project would conflict with an applicable Ground Water Management program as identified in the applicable Urban Water Management Plan.*

Impact Analysis

Groundwater Supplies

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. 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

[33] California Water Boards, *Waste Discharge Requirements Program*, July 3, 2020. Available at: https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/

[34] https://www.jcsd.us/home/showdocument?id=1564.

obligation, which is used by the Watermaster to recharge the ground water basin with State Water Project water. The Basin has been maintained by the Watermaster in a safe yield condition under this method of operation. Therefore, the Project is not anticipated to contribute to a substantial depletion of groundwater supplies.

Sustainable Groundwater Management

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

As noted above, the Project's groundwater supplies come from an adjudicated basin. Adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

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

Significance Threshold (ii): *The project's drainage system is not designed to manage runoff from 10- and 100-year storm events.*
Significance Threshold (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.*
Significance Threshold (iv): *The project would impede or redirect flood flows in a manner that would adversely impact upstream of downstream properties.*

Impact Analysis

Existing Condition

In the existing condition site drainage pattern on the Project Site is defined by the topography of the site which has an average slope of 2% grade from the north to the south toward the Santa Ana River.

(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. The Project's drainage plan includes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs).

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, would ensure no substantial erosion would occur or excessive runoff from the Project site during construction.

Furthermore, as summarized in the Project's Preliminary WQMP (Appendix J), the treatment controls proposed (i.e. detention basin) 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 detention 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 Project's drainage plan includes curb and gutter along the parking lot and access road areas, which will then divert surface runoff to the detention basin located under the parking areas. Retained water will then be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs). (Hydrology Study, Appendix G). Therefore, the Project would effectively decrease not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts would be less than significant, and no mitigation is required.

(iii) Stormwater Discharge System Capacity & Polluted Runoff

As stated above, implementation of the Project would not exceed the existing stormwater runoff 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 J) 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) Impede or Redirect Flood Flows

The results of the Hydrology Study determined that the proposed onsite storm drain systems and detention basin would provide 100-year flood protection. Retained water from the detention basin will be pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs) to ensure that peak flood volumes and flows would be less than that of the existing storm flow from the site. Additionally, the Hydrology Study determined that the Projects' proposed elevation of the building site would have an insignificant impact the existing flood zone offsite of the Project. Therefore, impacts would be less than significant, and no mitigation is required.

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

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

Impact Analysis

Flood Hazard

According to the General Plan[35], the southern portion of the Project site is located within a flood hazard zone. General Plan Figure 8-9: Flood Insurance Rate Map (Firm) indicates the that portions of the site are located in the 100-year and 500-year flood plains. The map notes that the area within the 100-year floodplain Base Flood Elevations (BFEs) have been determined. The FEMA

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

Flood Map 06065C0683H (eff. 9/12/22024), indicates the site is located within Zone AE. [36] Zone AE according to FEMA indicates an area of high risk for floods.

The Project is proposing to raise the elevation of the portion of the site that is located within the flood plain areas to reduce the risk of flood hazard. Additionally, the City requires that non-residential structures be dry flood proofed and for qualified non-habitable structures, the lowest floor mush be wet flood proofed to one-foot minimum above the BFE of 607 feet. The Hydrology Study found that raising the building pad would have an insignificant impact the existing flood zone offsite of the Project.

Tsunami or Seiche Zones

According to the California Department of Conservation, California Official Tsunami Inundation Maps[37], the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

Risk of release of pollutants due to inundation

In accordance with the City's Municipal Code Sec. 9.240.470: Mini-warehouse facilities: The following prohibited materials shall not be stored in mini-warehouse facilities: 1) Flammable or explosive matter or materials. 2) Matter or material which create obnoxious dust, odor, or fumes. 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.). Additionally, **PPP 4.9-1**, shall apply, thus reducing the risk of impacts from the risk of release of pollutants due to inundation to less than significant.

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

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

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

[36] FEMA Flood Map, https://msc.fema.gov/portal/search?AddressQuery=pats%20ranch%20road%20and%2068th%20street%2C%20jurupa%20valley

[37] 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 August 30, 2022.

Impact Analysis

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

4.11 Land Use And Planning

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

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

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is in an area largely characterized by residential development and vacant open space The Project site will develop approximately 14.3 acres and is bordered by Residential Development to the north, Interstate 15 (I-15) to the west, the Santa Ana River to the south, vacant open space on the east. As such, the Project will not divide an established community.

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

Significance Threshold: *The project's conflict with any land use plan is related to an environmental issue under CEQA and the project's conflict results in an adverse environmental impact. The applicable plans include, but are not limited to:*

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

Impact Analysis

A General Plan Amendment (GPA) is being proposed to change the designation of this property to Commercial Retail (CR) and corresponding change of zone (CZ) is also proposed to reclassify the site as General Commercial (C-1/C-P). The proposed Project would implement these new designations through a development plan that consists of 1 two story building totaling approximately 136,035 square feet with 993 mini storage units, a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage) as shown in the proposed site plan (see previous Figure 3.2-1, Site Plan Lot 1).

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

- **South Coast Air Quality Management District 2016 Air Quality Management Plan**
  Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality*.
- **Western Riverside County Multiple Species Habitat Conservation Plan**
  Refer to Threshold 4.4 (f) in Section 4.4, *Biological Resources.*
- **California Air Resources Board Scoping Plan**
  Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions.*
- **Southern California Association of Governments Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy**
  Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions.*
- **Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program**
  Refer to Threshold 4.10 (e) in Section 4.10, *Hydrology and Water Quality.*
- **Airport Land Use Compatibility Riverside Municipal Airport**
  Refer to Threshold 4.9 (e) in Section 4.9, *Hazards and Hazardous Materials,* and Threshold 4.13 (c) in Section 4.13, *Noise.*

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation, including but not limited to the *General Plan*, or the with implementation of the PPP's and Mitigation Measures throughout this Initial Study.

4.12 Mineral Resources

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

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

Impact Analysis

According to the General Plan[38] the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as "Areas containing known or inferred mineral occurrences of undetermined mineral resources significance." However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

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

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

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing.[39] The Project site is delineated as Open Space-Recreation (OS-R), therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

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

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

4.13 Noise

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

I-15/Jurupa Valley Storage Noise Impact Study, MD Acoustics, dated April 26, 2023, (Appendix L)

Jurupa Valley Storage _ Baseline Noise Prediction, City of Jurupa Valley, CA – Memorandum #1, MD Acoustics, dated April 27, 2021, (Appendix M)

Jurupa Valley Storage VMT Screening, TJW Engineering, Inc., dated August 9, 2023. (Appendix N)

Threshold 4.13 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

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

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

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

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

Impact Analysis

Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from Interstate 15 (I-15) which was measured as part of the Noise Impact Study for the Project and ranges from 49.6 dBA to 63.5 dBA with a Community Noise Level (CNEL) calculated at 63.8 CNEL at the proposed Project site[40].

Construction Noise Impact Analysis

Noise levels associated with the construction will vary with the different types of construction equipment. Table 4.13-1, *Typical Construction Equipment Noise Levels* identifies the level of noise generated by construction equipment.

[40] Noise Impact Study, Appendix L, pp. 18 & 19.

Table 4.13-1. Typical Construction Equipment Noise Levels

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

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

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

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

Residential uses and sensitive receptors are located approximately 76-feet from the Project site's northern border and approximately 290-feet from the center of the site. Therefore, construction activities are required in accordance with Municipal Code Section 11.05.020 to be limited to weekdays between 7:00 a.m. and 6:00 p.m. and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m. Within implementation of the required construction limits as described in Municipal Code Section 11.05.020 the Project will be consistent with General Plan Policy NE 3.5.

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

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during site preparation and grading phases. The construction noise levels are expected to range from 53.7 to 67.4 dBA Leq, at the closest sensitive receiver locations north of the site. The construction noise at that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment*

Manual and nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

On-Site Operational Noise Impacts

The Project's Noise Impact Study utilized the SoundPlan (SP) acoustic modeling software to determine the worst-case stationary noise impacts from the Project site at the closest receptor locations to the north. The SP Model included Rooftop Heating Ventilation & Air Conditioning (HVAC) units and vehicle movements in the parking and storage areas (1 car movement for parking space per hour).

The results of the SP Model indicate that sound levels at the closest receptors will range between 41 dBA and 44 dBA Leq. The anticipated change to the ambient noise level due to the Project's operations would be approximately 1 dBA, which is below the 3 dBA threshold.

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.[41] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

The Project expects to generate approximately 220 daily trips once operational.[42] It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via I-15 which is a substantially trafficked road with a current daily traffic count of 152,000. The addition of 220 trips along the frontage road adjacent to I-15 would create a minimal noise increase of less than the 3 dBA significance threshold.

Conclusion

The Project's noise impacts will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

***Significance Threshold**: 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.*

[41] Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

[42] Jurupa Valley Self-Storage VMT Screening, TJW Engineering, Inc., Appendix N.

Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic and construction activities. Ground-borne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-2.

Table 4.13-2 Vibration Source Levels for Construction Equipment

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

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

The closest structure to the Project property line is minimally 67 feet from the property line. The estimated construction vibration level from a large bulldozer (worst case scenario) measured at 67-feet would create a vibration level of 0.03 in/sec which does not exceed the 0.2 in/sec threshold. [43]

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

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

[43] Noise Impact Study, p. 26, Appendix L

Impact Analysis

The Project consists of a self-storage and RV storage facility and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 5 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the Project site is located outside of the 60 CNEL Noise Impact Zone. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose workers or customers of the Project to excessive noise levels.[44]

4.14 Population And Housing

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

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

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units.

According to the General Plan, the City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City.[45] Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. No additional water or sewer infrastructure will be needed to serve the Project other than connection to the existing water and sewer lines in the immediate vicinity of the Project site.

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

[45] City of Jurupa Valley, General Plan Economic Sustainability Element, p. 11-3.

In addition, the analysis in Section **Error! Reference source not found.**, *Public Services*, of this Initial Study demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

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

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

Impact Analysis

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

4.15 Public Services

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

Significance Threshold:

1) ***Fire****: The project substantially affects Fire-Rescue response times (i.e., increase the existing response times in the project area) to the degree that new or altered fire facilities are required to meet the response times as listed in the*

County Fire Protection Master Plan or similar performance standard document adopted by the Riverside County Fire Department.

2) ***Police**: The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.*
3) ***Schools**: As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.*
4) ***Parks**: The project will result in creating park deficiencies in the area resulting in the need for new or altered park facilities that are not offset by the payment of development impact fees or the dedication of parkland.*
5) ***Other Public Facilities:** The project will result in creating deficiencies to other public facilities the area that are not offset by the payment of development impact fees.*

FIRE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County Eastvale Fire Station No. 27 located approximately 1.6 roadway miles west of the Project site at 7075 Hamner Avenue.

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

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

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing for fire protection services.[46] 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.

The RCFD will require the Project to install a water tank and fire pump if secondary water source from existing water lines in the Riverbend community are unobtainable. This will be a Condition of Approval for the Project to include a secondary water source for fire suppression.

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

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services[47]. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

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

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

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

[47] Ibid.

SCHOOLS

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Project proposes a mini-storage facility which would not directly create additional students to be served by the Corona-Norco Unified School District. However, the Project would be required to contribute fees to the Corona-Norco 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.

PARKS

Impact Analysis

The Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland and will have no impact on parks. Industrial projects per Municipal Code 7.25.020 E (1) are exempt from the payment of development impact fees related to parks.

OTHER PUBLIC FACILITIES

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 above is applicable to the Project.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public facilities.[48]

Based on the above analysis, with implementation of **PPP 4.14-2** above, impacts related to other public facilities are less than significant.

[48] Ibid.

4.16 Recreation

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

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

Impact Analysis

The Project would not cause a substantial physical deterioration of any recreational facilities or would accelerate the physical deterioration of any recreational facilities because the Project does not propose residential dwelling units which would increase the population that would use parks and other recreational facilities. Industrial projects per Municipal Code 7.25.020 E (1) are exempt from the payment of development impact fees related to parks.

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

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

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

Impact Analysis

As noted in the response to Threshold 4.16(a) above, the Project does not propose any recreational facilities or require the construction or expansion of recreational facilities that might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

4.17 Transportation

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

Jurupa Valley Self-Storage VMT Screening, TJW Engineering, Inc., dated August 9, 2023, and is included as Appendix N.

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

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

Impact Analysis

The Project site is served by transit service by the Riverside Transit Agency (RTA). There is an existing RTA bus stops on 68th Street and Pats Ranch Road served by Route #3 with service along and a transfer station on Limonite Avenue with service to the Pedley Metrolink Station. The Project is not proposing any improvements that would interfere with current transit service. In addition, the Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

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

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

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 2040.

Impact Analysis

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

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

Vehicle Miles Traveled (VMT) Analysis:

The VMT Screening Assessment determined that the proposed project is forecast to generate a total of approximately 220 daily trips, including 18 trips during the AM peak hour and 23 trips during the PM peak hour. Therefore, the proposed project is forecast to generate fewer than 50 peak hour trips or 250 daily trips.

The proposed project satisfies the City-established screening criteria for project type and is presumed to result in a less than significant VMT impact.

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

Significance Threshold (Geometric Design Feature): *A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.*
Significance Threshold (Incompatible Use): *The Project would be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard.*

Impact Analysis

Access to the site is already in place from the I-15 frontage roadway running south from 68th street to the Project site. The Project is proposing the following street improvements that will meet City standards.

68th Street shall be improved to provide 59-ft half-width right-of-way along the Project frontage, provide a 30-ft paved section, and 29-ft parkway as shown previously in Figure 3.3-1. Improvements include, but are not limited to, sidewalk, repaving, restriping, driveway approach, parkway culvert, and streetlights.

In addition, the Project is a located in an area developed and planned development of commercial and residential uses. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

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

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

Impact Analysis

The Project would take access the driveway adjacent to the I-15 ROW running south from 68th 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.

4.18 Tribal Cultural Resources

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

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

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

Impact Analysis

Historic Context

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.

The Project site has remained vacant and undeveloped.

Research and Conclusions

A record search was conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the Project area. 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 the Project site was included in a 3,860-acre study conducted in 1988 and no cultural resources had been observed within the boundaries of the site. The records search determined that 30 previous surveys were completed within a one-mile radius of the Project Site. The EIC records search and literature review revealed seven (7) cultural resources recorded within ½ mile of the Project Area. Of these all date to the 20th Century with three of the properties representing dairies and one (1) isolate of post-1963 origin. (*Phase 1 Cultural Resources Assessment*, Appendix C)

None of the recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest in the immediate vicinity of the Project site.

Threshold 5.18 (b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Tribal Cultural Resources consist of the following:

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

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

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

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

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

AB 52 Consultation

Native American scoping, pursuant to the requirements of Assembly Bill (AB) 52, was initiated by a request of the Native American Heritage Commission for a Sacred Lands File search and AB 52 contacts list on September 7, 2018. The NAHC responded by letter on September 24, 2018. The NAHC has no evidence that sacred lands are present on the Project site

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

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

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

- San Manuel Band of Mission Indians
- Yuhaaviatam of San Manuel Nation

SB 18 Consultation

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 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.[49]

As required by SB18, the City sent SB18 notification letters to the following tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region. The results of both the AB52 and SB18 processes are shown on **Table 4.18-1**.

Table 4.18-1 Summary of AB52 and SB18 Consultation Process

Tribe	AB52 Notice	SB18 Notice	Result
Agua Caliente Band of Cahuilla Indians		✓	No response.
Augustine Band of Cahuilla Indians		✓	No response
Cabazon Band of Mission Indians		✓	No response
Cahuilla Band of Mission Indians		✓	No response
Gabrieleno Band of Mission Indians-Kizh Nation	✓	✓	City unable to reach agreement
Gabrielino-Tongva Tribe		✓	No response
Gabrielino Tongva Indians of California Tribal Council		✓	No response
Gabrielino/Tongva Nation		✓	No response
Gabrieleno/Tongva San Gabriel Band of Mission Indians		✓	No response

[49] Ibid.

Tribe	AB52 Notice	SB18 Notice	Result
Juaneno Band of Mission Indians Acjachemen Nation Belardes		✓	No response
Los Coyotes Band of Cahuilla and Cupeno Indians		✓	No response
Morongo Band of Mission Indians	✓	✓	No response
Pala Band of Mission Indians		✓	No response
Pechanga Band of Luiseno Indians		✓	No response
Quechan Tribe of the Fort Yuma Reservation (Quechan Indian Tribe)		✓	No response
Ramona Band of Luiseno Indians		✓	No response
Rincon Band of Luiseno Indians		✓	No response
Santa Rosa Band of Cahuilla Indians		✓	No response
Soboba Band of Luiseno Indians	✓	✓	Mutual agreement with City on proposed mitigation measures and PPPs.
Torres Martinez Desert Cahuilla Indians		✓	No response
Yuhaaviatam of San Manuel Nation (formerly San Manuel Band of Mission Indians)	✓	✓	No response

As required by SB18, the City sent SB18 notification letters to the tribes identified by the Native American Heritage Commission (NAHC) as having traditional lands or cultural places located within the boundaries of Riverside County or project region.

As a result of the SB18 and AB52 consultation process, the following mitigation measures are required:

Mitigation Measure(s)

MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities 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 the Initial Study/Mitigated Negative Declaration for MA20269, 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 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 Initial Study/Mitigated Negative Declaration document for MA20269, 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 the Initial Study/Mitigated Negative Declaration for MA20269. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

MM-TCR-3: Final Report*:* If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA20269.

4.19 Utilities And Service Systems

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

Preliminary WQMP, W.H. Civil, dated September 21, 2024, included as Appendix J.

First Renewal Water and Sewer Availability Letter (Will Serve), Jurupa Community Services District, dated September 25, 2023, included as Appendix K

Preliminary Hydrology Study, W.H. Engineering Group, dated March 6, 2024, included as Appendix G.

Jurupa Valley Storage Air Quality and Greenhouse Gas Impact Study, MD Acoustics, dated January 10, 2024, included as Appendix A.

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

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

Impact Analysis

Water Service

The Project will connect to the existing water service available from two locations near the site. The first is an existing 18-inch waterline at 68th Street west of Pats Ranch Road and the second location an existing 8-inch waterline at the intersection of Cove Way and Tributary Way.

Sewer Service

The Project will connect to the existing sewer service available from two locations near the site. The first is an existing 16-inch diameter sewer line in approximately 800-feet north of the Project site and the second location an existing 12-inch diameter sewer line at the intersection of Cove Way and Tributary Way.

Storm Drainage Improvements

The proposed drainage pattern will mimic the existing patterns, directing runoff to the Santa Ana River located south of the site. The Project's drainage plan includes a series of storm drains and pipes with Bioretention basin, for water quality located under the parking area of the site. All retained water will be then pumped offsite at 85% of the existing condition at 1.912 cubic feet per second (cfs).[50]

Electric Power Facilities

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

Natural Gas Facilities

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

[50] Hydrology Study, W.H. Engineering Group. Appendix G.

Telecommunication Facilities

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

Conclusion

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

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

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

Impact Analysis

Water service would be provided to the Project site by Jurupa Community Services District (JCSD). The Project will connect to the existing water service available from two locations near the site. The first is an existing 18-inch waterline at 68th Street west of Pats Ranch Road and the second location an existing 8-inch waterline at the intersection of Cove Way and Tributary Way.

The Project's water demand at 40.13 ac.ft./year was estimated from the *"Will Serve Letter"* found in Appendix K. JCDS current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development.

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

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

Impact Analysis

Wastewater treatment service would be provided to the Project site by Jurupa Community Services District (JCSD). JCSD maintains 4 MGD capacity rights in the City of Riverside Regional Wastewater Treatment Plant facilities, which will expand to 5 MGD in the year 2030. The Project is estimated to produce an average waste flow of 0.00358 MGD. The Project received a Water and Sewer Will Serve Letter from JCSD that states that sewer service is available from the existing 16-inch diameter sewer line in approximately 800-feet north of the Project site and the second location an existing 12-inch diameter sewer line at the intersection of Cove Way and Tributary Way and the JCSD has sufficient capacity to meet the needs from the proposed development.

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

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

Table 4.19-1. Capacity of Landfills Serving Jurupa Valley

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

Source: CalRecycle, SWIS Facility/Site Activity Details website, January 2025.

Construction Related Impacts

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

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

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *CalEEMod Datasheets from the Project's Air Quality & GHG Assessment* (Appendix A), the Project would generate approximately 128 tons of solid waste per year or 0.35 tons per day. Table 14.19-2 compares the Project's waste generation against the remaining landfill capacity.

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

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	5,000	0.35	0.007%
El Sobrante Landfill	16,054	0.35	0.002%

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

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

Significance Threshold: *A project may have a significant impact 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).*

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 shall apply.

The City compels its waste hauler to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach and monitoring programs and by processing the solid waste from the City's industrial customers through its waste hauler's material recovery facility. The Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

4.20 Wildfire

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

Screening 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.*

***Significance Threshold**: If the project is site 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 located within a High Fire hazard severity zone as shown in General Plan Figure 8-11: Wildfire Severity Zones in jurupa Valley, impacts may be significant if it:*

a) Impair an adopted emergency response plan or emergency evacuation plan?

b) 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?

c) 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.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Impact Analysis

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

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

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

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

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

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

4.21 Mandatory Findings Of Significance

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

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

Impact Analysis

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

- **BIO-1:** Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection
- **BIO-2:** Nesting Bird Protection
- **BIO-3:** Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure
- **BIO-4:** Riparian Bird Avoidance Measure
- **BIO-5** Invasive & Non-native Plants
- **BIO-6** Nighttime Lighting
- **BIO-7** Operational Noise Levels
- **BIO- 8** MSHCP Best Management Practices (BMPs)
- **CR-1:** Archaeological Monitoring
- **CR-2:** Archeological Treatment Plan
- **CR-3:** Final Report
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery
- **TCR-3:** Final Reporting

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

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

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

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

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

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for colonization of burrowing owls in the days or weeks preceding ground disturbing activities. Additionally, clearing and ground disturbance has a potential to impact nesting birds. Therefore, Mitigation Measures **MM-BIO-1: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection**, **MM-BIO-2: Nesting Bird Protection** are required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Nesting Birds are known to be located within the regional area. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures **BIO-1**, and **BIO-2,** are required to ensure any impacts remain less than significant.

Development of the Project has the potential to impact riparian and riverine habitats and species therefore Mitigation Measures **MM BIO-3: Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure** and **MM BIO-4: Riparian Bird Avoidance Measure** are required to ensure impacts remain than significant.

The Project site is located adjacent to existing and proposed MSHCP Conservation Areas and therefore Mitigation Measures **MM-BIO-5 Invasive & Non-native Plants, MM-BIO-6 Nighttime Lighting, MM-BIO-7 Operational Noise Levels,** and **MM-BIO- 8 MSHCP Best Management Practices (BMPs)** are required to ensure impacts remain than significant.

Overall, the loss of areas of disturbed unvegetated and areas dominated by non-native ruderal species is not expected to have a significant cumulative impact on the overall biological resources in the region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search, and recently conducted area field surveys did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site boundaries. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, in that case, a

qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measures **CR-1 through CR-3.** Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted through the SB-18 and AB5-2 consultation processes determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures **TCR-1 through TCR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, Utilities and Service Systems, of this Initial Study, the installation and construction of the sewer, water, storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures **BIO-1, BIO-2, BIO-4, BIO-8, CR-1, CR-2, CR-3,** and **TCR-1 through TCR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

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

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

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

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The construction noise levels are expected to range from 53.7 to 67.4 dBA Leq at the closest sensitive receiver locations north of the site. The construction noise analysis shows that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq

significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* and nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA20269 I-15 Self Storage Project

DATE: September 4, 2025

PROJECT MANAGER: Reynaldo Aquino, Senior Planner

PROJECT DESCRIPTION: The Project proposes a General Plan Amendment (GPA), Open Space-Recreation (OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse) with a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility The Project is mapped on the U.S. Geological Survey San Bernardino Principal Meridian 7.5-minute topographical quadrangle in Section 00, Range 6 West, Township 2 South. (See Figure 3.1- *Vicinity Location Map,* Figure 3.2-1 *Site Plan Lot 1*, Figure 3.2-2 *Road Access Lot 1,* and Figure 3.3- *Open Space Lot 2*).

PROJECT LOCATION: The Project proposes a General Plan Amendment (GPA), Open Space-Recreation

(OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse), a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility.

Throughout this *Mitigation Monitoring and Reporting Program*, reference is made to the following:

- ***Plans, Policies, or Programs (PPP)*** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- ***Mitigation Measures (MM)*** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts; mitigation measures are proposed in accordance with the requirements of CEQA.

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

Continued on Next Page

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 4.1-1 As required by Municipal Code Section 9.145.050 the maximum height of all structures, including buildings, shall be thirty-five (35) feet at the yard setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each yard setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height, unless a height up to seventy-five (75) feet for buildings, or one hundred and five (105) feet for other structures is specifically permitted under the provisions of Section 9.240.370.	Community Development Department	Prior to the issuance of building permits	
PPP 4.1-2 Municipal Code Section 9.240.470. – Mini-warehouses, Development Standards establish requirements for but not limited to: setbacks, walls, surface coverings, roofing, lighting, gates, landscaping, caretaker's residence, prohibited materials, and prohibited facilities**.**	Community Development Department	Prior to the issuance of building permits	
PPP 4.1-3 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Community Development Department	Prior to the issuance of occupancy permits	
PPP 4.1-4 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Community Development Department	Prior to the issuance of building permits	
MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for	Community Development Department Engineering Department	Prior to the issuance of building permits and during operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA**.**			
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	
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 particles during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Building & Safety Department	During construction	
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going	
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going	
PPP 4.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Community Development Department	On-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80. **PPP's 4.9-1** in Section 4.9, *Hazards and Hazardous Materials* **PPP's 4.10-1 through PPP 4.10-3** in Section 4.10, *Hydrology and Water Quality* shall apply.	Community Development Department	Prior to the issuance of a grading permit	
MM- BIO-1: Pre-construction Burrowing Owl / Burrowing Owl Protection A 30-day pre-construction survey for burrowing owls is required prior to future ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the Project proponent will immediately inform the Western Riverside County Regional Conservation Authority (RCA) and the Wildlife Agencies and will need to coordinate in the future with the RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owls have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above will be necessary.	Community Development Department Engineering Department	Prior to the issuance of a grading permit	
MM- BIO-2: Nesting Bird Protection. As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 30. 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. If active nests are identified, the biologist shall establish suitable buffers around the nests,	Community Development Department Engineering Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. The biological monitor shall visit the site at a minimum of once per week during the ground disturbing activities to ensure all fencing is in place and no nesting birds are being impacted.			
MM BIO-3: Riparian/Riverine Resources Avoidance Area (DEED RESTRICTION) Protective Measure. Prior the issuance a grading permit avoidance of MSHCP riparian/riverine resources, referred to as "Riparian/Riverine Avoidance Area on Exhibit E of the JPR Findings document dated December 19, 2024, will be placed under a deed restriction.	Community Development Department Engineering Department	Prior to the issuance of a grading permit	
MM BIO-4: Riparian Bird Avoidance Measure. To avoid indirect impacts, project construction and site preparation activities including but not limited to vegetation clearing and grubbing within 300 feet of Section 6.1.2 riparian/riverine bird (specifically least Bell's vireo [LBV], southwestern willow flycatcher [SWFL], and yellow-billed cuckoo [YBCU]) habitat will be conducted outside of the LBV/SWFL/YBCU breeding season (March 15 to September 30). If construction activities must occur during the LBV/SWFL/YBCU breeding season, preconstruction surveys to determine if each of the species occurs within 300 feet of project construction, will occur once a week for three consecutive weeks within the breeding season, with the last visit no more than 3 days prior to commencement of construction activities. The preconstruction survey visits for LBV/SWFL/YBCU will be conducted by a qualified biologist familiar with each of the species' vocalizations characteristic of adults and juveniles. Surveys will be conducted between dawn and 11AM. Surveys will not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively may reduce the likelihood of detection. Surveys will not cover more than 3 linear kilometers (2 miles) or more than 50 hectares (123 acres) of habitat on any given day. Prior to performing the preconstruction surveys, a map	Community Development Department Engineering Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
will be created illustrating the LBV/SWFL/YBCU habitat and all detections of LBV/SWFL/YBCU will be mapped. Directly following the preconstruction surveys, weekly clearance surveys will be performed following the same methodology stated above for the preconstruction surveys. All detections of LBV/SWFL/YBCU are to be mapped with behavior tracked across detections/sightings. The qualified biologist must have experience with nesting ecology and behavior of each of the Section 6.1.2 riparian/riverine bird species to determine pre-nesting/nesting behavior. The MSHCP does not provide "take" of LBV/SWFL/YBCU which includes negatively modifying foraging and nesting behavior. If at any time it is determined by the qualified biologist that construction activities are negatively affecting LBV/SWFL/YBCU, including modification of behavior, work will be halted and CDFW and USFWS will be contacted on next steps. Daily noise monitoring will be required during the breeding season. A qualified biological monitor must be present to measure noise levels at the edge of all suitable habitat and work shall cease if, at any time, noise levels exceed the existing noise levels of 63.5 dBA. Noise monitoring will continue throughout the breeding season or until construction activities have halted within 300 feet of LBV/SWFL/YBCU habitat. CDFW and USFWS shall be contacted on next steps if the project not able to reduce the noise. Construction activities during the breeding season will be limited to the hours of 8AM to 7PM.			
MM-BIO-5 Invasive & Non-native Plants: Prior to issuance of any building permits, landscaping plans shall demonstrate that invasive, non-native plant species shall not be used as landscaping materials on the site. Table 6-2 of Volume 1 of the MSHCP (Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area) lists the plants that shall be avoided. This measure shall be implemented to the satisfaction of the City Community Development Director	Community Development Department Engineering Department	Prior to the issuance of a building permits	
MM-BIO-6 Nighttime Lighting: Prior to issuance of any building permits Project plans shall demonstrate that all night lighting will be directed	Community Development Department	Prior to the issuance of a building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
away from the onsite and offsite riparian/riverine resources and adjacent MSHCP Conservation Areas to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting does not exceed that of pre-project conditions as a result of light spill from the project site. The RV Self-Storage Facility will be responsible for maintaining the lighting in perpetuity, and any lighting issues will be addressed within 30 days of receiving input from the RCA.	Engineering Department		
MM-BIO-7 Operational Noise Levels: Prior to issuance of any building permits, development of the Project shall demonstrate that exterior noise levels in the open space will not exceed the City's residential noise standards. The goal of this measure is to protect wildlife inhabiting and/or foraging along this reach of the Santa Ana River and adjacent MSHCP Conservation Areas to the site so they will not be subject to noise that exceeds residential noise standards.	Community Development Department Engineering Department	Prior to the issuance of a building permits	
MM-BIO- 8 MSHCP Best Management Practices (BMPs): Prior to issuance of a grading permit the developer is required to implement the following BMPs: • A qualified biologist shall be required to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished. • Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.	Community Development Department Engineering Department	Prior to the issuance of a grading permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
• The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. • The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. • Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern. • Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7. • When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream. • Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. • Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. • The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. • The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. • Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. • To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s). • Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
CULTURAL RESOURCES			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
MM- CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant. A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.	Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	
MM- CR-2: Archaeological Inadvertent Discovery. 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	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-2 shall be placed on the grading plan.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA20269.			
MM- CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study/Mitigated Negative Declaration for MA20269.	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	
GEOLOGY AND SOILS			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
PPP's 4.10-1 through PPP 4.10-3 in Section 4.10, *Hydrology and Water Quality* shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
GREENHOUSE GAS EMISSIONS			
PPP 4.8-1 Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.	Building & Safety Department	Prior to the issuance of building permits	
HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Public Works and Engineering Department	Prior to the issuance of grading permits	
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.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
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. The City Engineer shall identify the BMPs that may be implemented to prevent such	Public Works and Engineering Department	Prior to the issuance of grading permits and during operation	

deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following: (1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by: (a) Incorporating landscaping, green roofs and open space into the project design; (b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and (c) Incorporating detention ponds and infiltration pits into the project design. (2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by: (a) Installing rain-gutters oriented towards permeable areas; (b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and (c) Designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas. (3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release. (4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.			

PPP 4.10-4 As required by Municipal Code Chapter 15.20.030 Permit Requirements no person or entity, or agent, contractor, subcontractor, representative or employee thereof, shall dig, drill, bore, drive, reconstruct or destroy (1) A well that is to be, or has been, used to produce or inject water; without first filing a written application to do so with the Department, and receiving and retaining a valid permit as provided in this chapter.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PPP 4.10-5 As required by Municipal Code Chapter 15.20.100 – Standards for the abandonment or destruction of wells shall be the standards recommended in the Bulletins of the California Department of Water Resources as follows: Bulletin NO 74-81 Chapter II Water Wells, and Bulletin NO 74-90 (Supplement to Bulletin 74-81) and as these Bulletins may be amended by the State of California from time to time.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PUBLIC SERVICES			
PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP45.15-3 Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Corona Norco Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	

TRIBAL CULTURAL RESOURCES			
MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and include excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Monitoring Agreement shall include, but is not limited to, the following provisions: a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure CR-1 under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA20219, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring	Community Development Department	Prior to the issuance of a grading permit	

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) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure CR-1, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA20219, 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.	Community Development Department Engineering Department	Prior to the issuance of a grading permit	

c) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision. d) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley 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 CR-2 of the Initial Study/Mitigated Negative Declaration for MA20219. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.			
MM - TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA20219.	Community Development Department	Prior to the issuance of a grading permit	
UTILITY AND SERVICE SYSTEMS			
PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.	Building & Safety Department	Prior to the issuance of building permits	