

California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Renaissance Townhome Project

City of Jurupa Valley Master Application MA 25029

General Plan Amendment (GPA) No. 25003
Specific Plan Amendment (SPA) No. PLN25-00000-00208
Change of Zone (CZ) No. 25002
Site Development Permit (SDP) No. 25038
Tentative Parcel Map (TPM) No. 39161
Tentative Tract Map (TTM) No. 39105



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October 13, 2026

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Appendix A-1	<i>TTM 39105 Residential Air Quality and Greenhouse Gas Impact Study, RK Engineering Group, Inc., January 29, 2026.</i>
Appendix A-2	<i>Fuel Calculation Sheet and Tables</i>
Appendix B	<i>Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance and California Environmental Quality Act (CEQA) Analysis, CADRE Environmental, January 19, 2026.</i>
Appendix C	<i>Historical/Archaeological Resources Survey Report, CRM Tech, December 27, 2024, updated February 12, 2026</i>
Appendix D	<i>Geotechnical and Infiltration Evaluation, GeoTek, Inc., June 25, 2024.</i>
Appendix E	<i>Preliminary Hydrology Report, Adkan Engineers, May 29, 2025</i>
Appendix F	<i>Preliminary Water Quality Management Plan (WQMP), Adkan Engineers, September 24, 2025</i>
Appendix G	<i>Phase 1 Environmental Site Assessment, Robin Environmental Management (REM), October 20, 2024</i>
Appendix H1	<i>Airport Land Use Commission (ALUC) Development Review, Letter Dated September 11, 2025.</i>
Appendix H2	<i>Pipeline Safety Hazard Assessment Peer Review, Leighton & Assoc. Inc., August 25, 2021.</i>
Appendix I	<i>Water and Sewer Will Serve Letter, Jurupa Community Services District, October 2, 2025.</i>
Appendix J	<i>TTM39105 Residential Project Noise Impact Study, RK Engineering Group, Inc., January 29, 2026.</i>
Appendix K	<i>Revised Trip Generation Screening & Vehicle Miles Traveled (VMT) Analysis, RK Engineering Group, Inc., February 6, 2026.</i>
Appendix L	<i>Riverside County Parcel Report 163-400-042 & -045, MapMyCounty.</i>

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.	☐

		City of Jurupa Valley
Signature		Agency
Joe Perez, Community Development Director		October 13, 2026
Printed Name/Title		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, a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, a 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 Summary of Mitigation Measures provides a list the mitigation measures in this document.

Table 2.1 Summary of Mitigation Measures

Environmental Topic Section & Impact Description	Mitigation Measure
4.4 (a) Biological Resources Grading and Vegetation removal may impact Burrowing Owl and nesting birds protected by the Migratory Bird Treaty Act.	BIO-1: Migratory/Nesting Bird Survey and 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.
4.5 (b) Cultural Resources Sub-surface archaeological resources may be encountered during ground disturbance.	CR-1: Archaeological Monitoring. Archaeological monitoring is required during all ground-disturbing activities. CR-2: Archaeological Treatment Plan. In the event that significant archaeological resources are identified an archaeological treatment shall be prepared and implemented. CR-3: Final Report. A final report containing the significance and treatment findings shall be prepared and submitted to the City of Jurupa Valley Community Development Department and the South Coastal Information Center. CR-4: Worker Environmental Awareness Program. A qualified professional archaeologist shall be contracted to conduct a Worker’s Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to commencement of any ground disturbing activities.
4.7 (f) Geology and Soils Sub-surface archaeological resources may be encountered during ground disturbance.	GEO-1: Paleontological Monitoring. Paleontological monitoring is required. GEO-2: Paleontological Treatment Plan. If resource is significant, a paleontological treatment plan is required.
4.9 (b) Hazards and Hazardous Materials	HAZ-1: Gas Pipeline Mitigation Right-of-Way. Fire-resistant landscaping and plants along boundary of Project site and SCG easement.

Environmental Topic Section & Impact Description	Mitigation Measure
b) Create a significant hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	HAZ-2: Gas Pipeline Mitigation Building Materials. Fire-resistant materials should be used on the exterior of residential structures closest to the SCG easement. HAZ-3: Gas Pipeline Mitigation Disclosure. Disclosure shall be made to potential occupants regarding the proximity of the natural gas pipeline. HAZ-4: Gas Pipeline Mitigation Emergency Contacts. Emergency Contact list shall be maintained at the development. HAZ-5: Gas Pipeline Mitigation Reporting Procedures. Odors or leakage from the pipeline shall be reported immediately to the pipeline operator and local emergency response agencies.
4.18 (b) Tribal Cultural Resources Sub-surface tribal cultural resources may be encountered during ground disturbance.	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. TCR-2: Unanticipated Discovery. If unanticipated tribal cultural resources are discovered during ground-disturbing activities, disturbing activities shall cease in the immediate vicinity of the find until the find can be assessed. TCR-3: Tribal Cultural Resources Final Report.
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 , CR-1 through CR-4 , GEO-1 , GEO-2 , and TCR 1 through TCR-3 are required.

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 20-day public review period.

- 1) Direct mailing (or emailed) to owners or occupants of contiguous property and 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.
- 4) Posting to the California Office of Land Use and Climate Innovation (LCI), State Clearinghouse (SCH) CEQANet.

According to CEQA Guidelines §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
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Reynaldo Aquino, Senior Planner
(951) 332-6464
raquino@jurupavalley.org

3.0-Project Description/Environmental Setting

3.1-Project Location

The Project site is located on approximately 5.56-gross acres southeast of the intersection of Limonite Avenue and Baldwin Avenue, Jurupa Valley, CA, 92509. The site is located on the south of Limonite Avenue, east of Baldwin Avenue, and north of the Appaloosa Springs Residential Development. The Project site is bordered by the existing Firestone Complete Auto Care facility to the north, vacant retail facility (formerly Albertsons), and light industrial and residential to the west. The Project site is identified by the following Assessor Parcel Numbers (APNs): 163-400-042 and -045. (See Figure 3.1- *Vicinity Location Map and Aerial Photo* and Figure 3.2- *Site Plan*).

3.2-Project Description

General Plan Amendment (GPA) No. 25003

The existing land use for APN 163-400-042 is Highest Density Residential (HHDR) and Commercial Retail (CR) with the land use for APN 163-400-045 being CR. The Project proposes a General Plan Amendment from CR to HHDR for the portion of APN 163-400-042 that is CR and APN 163-400-045 which is entirely CR.

Change of Zone (CZ) No. 25002

The existing zoning for APN 163-400-042 is R-3 (General Residential) and C-P-S (Scenic Highway Commercial) with the zoning for APN 163-400-045 being C-P-S (Scenic Highway Commercial). The Project proposes a change of zone (CZ) from C-P-S to R-3 for the portion of APN 163-400-042 that is C-P-S and APN 163-400-045 which is entirely C-P-S.

Specific Plan Amendment (SPA) No. PLN25-00000-00208

The Project requires a SPA to remove the parcels from the Mission De Anza Specific Plan (MDASP). The MDASP predates the City and was adopted by Riverside County in 1974 with multiple amendments approved during the 1980's. Since the City's incorporation in 2011 the MDASP has been amended removing numerous parcels from the SP, as such the MDASP is outdated.

Site Development Plan (SDP) No. 25038

The Project requires a site development permit (SDP) as it is proposing changes in zoning and new construction to establish residential uses in the R-3 General Residential Zone. The SDP includes approximately 5.56 gross acres (4.0 acres net).

Tentative Parcel Map (TPM) No. 39161

The Project proposes a tentative parcel map (TPM) for finance and conveyance purposes with the parcel being approximately 5.56 gross acres and 4.0 net acres for the project site

Tentative Tract Map (TTM) No. 39105

The Project proposes a tentative tract map (TTM) to subdivide approximately 5.56 gross acres (4.0 acres net) into 85 residential lots.

Variance (VAR) No. 26005

The Project proposes a variance (VAR) for the setback in accordance with Section 9.240.545 B(8) which requires multifamily residential projects to have a setback of 50-feet from adjacent commercial, industrial, and institutional uses. The setback requested for the VAR is 33-feet on the northern boundary and 30-feet on the eastern boundary.

3.3-Proposed Improvements

Street Improvements and Access

Internal Streets

In-tract private streets identified as Streets “A”, “B”, “C”, “D”, “E”, “F”, and “G” on the tentative exhibit shall be designed to full width within the private right-of-way as shown on the Tentative Map Exhibit. Applicant shall dedicate easements for public utilities and drainage purposes together with the right of ingress and egress for emergency vehicles.

- Proposed residential driveways as shown on the referenced exhibit(s) shall be per Riverside County Standard Plan No. 207.
- In-tract street plans shall include accessibility plan or exhibit identifying accessible routes, required accessible parking, common-use areas, accessible dwelling units, and internal pedestrian circulation from/to designated common-use facilities and sidewalk in public right-of-way.

Offsite Streets

Baldwin Avenue

Baldwin Avenue along the Project’s frontage is a paved city-maintained street and is identified as a Local Street with an ultimate right-of-way width of 60-feet. Applicant shall dedicate right-of-way along the project frontage to an ultimate half width right-of-way of 30-feet from centerline. Improvements shall include full-width pavement treatment; clearing and grubbing within the public right-of-way to the discretion of the City Engineer; curb and gutter repairs to the satisfaction of the City Engineer; streetlights; removal, relocation and/or undergrounding of existing overhead utilities as applicable per City Municipal Code; and landscaping of the parkway. All improvements shall be per City standard and follow Riverside County Standard No. 105A.

Baldwin Avenue improvements include:

- Access to the site from Baldwin Avenue shall be provided via the two access points shown on the tentative exhibit. The access points shall be design as street intersection providing, at minimum, ADA compliant curb ramps and streetlighting. The westbound leg of the intersections shall be stop-controlled for traffic exiting the project site.
- All private improvements shall be kept within private property, including call boxes, gates, and medians (if any are anticipated).

- The southerly access is shown within the right-of-way of the Baldwin Avenue and Pedley Road intersection. Prior to approval of the improvement plans, the Applicant shall prepare an intersection sight distance and geometric analysis for the intersection of Baldwin Avenue and Pedley Road, including evaluation of the proposed southerly driveway access. The analysis shall evaluate intersection sight distance, stopping sight distance, driveway spacing, and access geometry based on existing and proposed roadway grade and alignment. The analysis shall demonstrate compliance with applicable City standards and engineering regulations.

Water and Sewer Improvements

All water (for potable, recycled water and fire protection purposes) and sanitary sewer facilities shall be designed and constructed in accordance with JCSD Master Plans, ordinances, resolutions, and/or latest JCSD standards specifications. The Applicant shall consult with JCSD regarding materials, design, regulatory permitting, and transfer of right-of-way.

Water Service

The Project will connect to the existing Jurupa Community Services District (JCSD) water service available from the existing 8-inch waterline in Baldwin Avenue.¹

Sewer Service

The Project will connect to the existing JCSD sewer service available from the existing 10-inch diameter sewer line in Baldwin Avenue or the existing 12-inch sewer line within an easement to the west of APN 163-400-042.²

Storm Drainage Improvements

The Project's drainage plan includes a series of catch basins, storm drains, and pipes which divert storm water to a bioretention basin located at the southwestern portion of the site.

Summary Discretionary Approvals

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

The City Council will consider the information contained in the Final MND and other documents and testimony in its decision-making processes and will approve or deny the General Plan Amendment, Specific Plan Amendment, Change of Zone, Tentative Tract Map, Tentative Parcel Map, Site Development Permit, and Variance. A list of the primary actions under City jurisdiction is provided in Table 3-2, *Matrix of Project Approvals/Permits*.

Related Environmental Review and Consultation Requirements

Subsequent to approval of the Project entitlements, additional discretionary and ministerial actions may be necessary to implement the proposed Project. These include, but are not limited to grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, storm water permit(s) (National Pollutant Discharge Elimination System

¹ JCSD Initial Water and Sewer Availability Letter dated October 2, 2025

² *ibid*

[NPDES]). Table 3.1 provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This MND will cover all federal, State, and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3.2 or not (CEQA Guidelines § 15124[d]).

Table 3.1 Matrix of Project Approvals / Permits

Public Agency	Approvals and Decisions
City of Jurupa Valley Discretionary Approvals	
City of Jurupa Valley Planning Commission	Provide recommendations to the City of Jurupa Valley City Council regarding adoption of the Project's MND. Provide recommendations to the City of Jurupa Valley City Council whether to approve the Albertsons Townhomes Development MA25029, General Plan Amendment No. 25003, Change of Zone No. 25002, Site Development Plan No. 25038, and Tentative Parcel Map No. 39161, and Tentative Tract Map No. 39105.
City of Jurupa Valley City Council	Reject or adopt this MND along with appropriate CEQA Findings and the Mitigation Monitoring and Reporting Program (MMRP). Approve or deny the proposed Albertsons Townhomes Development MA25029, General Plan Amendment No. 25003, Change of Zone No. 25002, Site Development Plan No. 25038, and Tentative Parcel Map No. 39161, and Tentative Tract Map No. 39105.
City of Jurupa Valley Subsequent Discretionary and Ministerial Approvals	
City of Jurupa Valley Community Development Department	Approve Final Tentative Parcel Maps and Site Development Permits.
City of Jurupa Valley Engineering Department	Issue Grading Permits. Approve Road Improvement Plans. Issue Encroachment Permits. Approve Infrastructure Plans. Approve Water Quality Management Plan.
City of Jurupa Valley Building and Safety Department	Issue Building Permits.
Other Agencies-Subsequent Approvals and Permits	
Santa Ana Regional Water Quality Control Board (RWQCB)	Issuance of a Construction Activity General Construction Permit. Compliance with National Pollutant Discharge Elimination System (NPDES) Permit. Waste Discharge Requirements.
Riverside County Flood Control & Water Conservation District (RCFCWCD)	Approvals for construction of stormwater drainage connections.
Jurupa Community Services District (JCSD)	Approval of water and sewer improvements.

3-4-Construction and Operational Characteristics

Construction

Construction of the Project is estimated to begin in the year 2027. Construction activities are expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating. The Project will require the export of approximately 2,000 cubic yards of earthwork material for grading purposes. For the purposes of this analysis, construction phases are not expected to overlap.

Construction of the Project is estimated to take approximately 15 months using the CalEEMod default construction schedule (Appendix A). Heavy equipment used for demolition of hardscape on the north side of the site is estimated to require 2 rubber-tired dozers, 3 excavators, 1 concrete/industrial saw, site preparation is estimated to require 3 rubber-tired dozers and 4 tractors/loaders/backhoes, grading is estimated to require 1 grader, 1 rubber-tired dozer, 1 excavator, and 3 tractors/loaders/backhoes. Heavy equipment used for building construction is estimated to require 1 crane, 3 forklifts, 1 generator set, 1 welder, and 3 tractors/loaders/backhoes. Additional equipment for paving and architectural coatings includes 2 pavers, 2 paving equipment, 2 rollers, and an air compressor.

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.

Operations

Typical operations include mobile emissions vehicle trips from residents, employees, visitors, service and delivery vehicles, energy source emissions, and area emissions such as water and waste and the operation of lawnmowers, leaf blowers, and maintenance equipment associated with residential uses.

Continued Next Page.

Figure 3.1- Vicinity Location Map/Aerial Photo



Figure 3.2 Site Plan



3.5-Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is **2025** which is the date that the Project’s application was deemed complete under CEQA Guidelines §15060 and environmental analysis commenced.

A portion of the Project site is developed asphalt drives and parking lot with the remainder consisting of highly disturbed due to continued disking and its urban residential setting. Vegetation communities on the site consists of ruderal disturbed vegetation and nonnative grasslands.

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.3.

Table 3.3: Land Uses, General Plan Land Use Designations, and Zoning Classifications

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Vacant land and parking lot	Highest Density Residential (HHDR) 25 du/acre Commercial Retail (CR)	R-3 (General Residential) C-P-S (Scenic Highway Commercial)
North	Existing Commercial with Residential across Limonite Avenue	Commercial Retail (CR) Medium Density Residential (MDR) 5 du/acre	C-P-S (Scenic Highway Commercial) R-1 (One (1) Family Dwellings)
South	Appaloosa Springs Residential Project	Medium High Density Residential (MHDR) 8 du/acre	R-4 (Planned Residential)
East	Existing Residential	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
West	Existing Residential and Light Industrial.	Business Park (BP)	M-SC (Manufacturing-Service Commercial)

Source: Field inspection, City of Jurupa Valley-Community Development GIS Viewer 2026, Google Earth Pro 2026.

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

Plans, Policies, and Programs

- PPP 4.1-1** As required by Jurupa Valley Municipal Code section 9.80 - R-3 Zone – General Residential, development plans requirements include, but are not limited to, permitted uses, building heights, lot areas, front, side, and rear yard requirements, lot coverage, automobile storage space, distance between buildings, and area per dwelling unit.
- PPP 4.1-2** As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.
- PPP 4.1-3** All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106.8, Light Pollution Reduction, meeting the requirements for reducing backlight, up light, and glare impacts.

Project Design Features

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

Impact Analysis

The City's General Plan defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas³.

From the Project site, the Santa Ana River is located approximately 2.15 miles southeast, the closet point to the Jurupa Mountains is located approximately 0.5 miles northeast, and the Pedley Hills are located approximately 1 mile southwest. Due to distance from identified scenic vistas, intervening development, and topography, the Project site and the immediately surrounding area do not provide publicly accessible vantage points to view these scenic areas. Further, the Project site is not located near a scenic corridor, as shown on Figure 4-23, Jurupa Valley Scenic Corridors and Roadways, of the City's General Plan. (City of Jurupa Valley, 2017a, pp. 4-47.)

³ General Plan pp. 1-17 to 1-19.

Views of the Santa Ana River are blocked by existing developments and topography, whereas the Jurupa Mountains and Pedley Hills can be seen above the existing developments on the horizon. **PPP 4.1-1** will limit building height and provide building setbacks between structures that would serve to protect the existing views. Additionally, **PPP 4.1-2** requires the undergrounding of utilities, thus limiting any blocking of existing views. Views of the Santa Ana River are not available because of intervening development, levee, and topography. Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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

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: *Under the City's local significance threshold, the project would have significant effects if: The project is located within a state scenic highway corridor pursuant to the Streets and Highways Code, Sections 260 through 263 and the project will damage trees, rock outcroppings, and historic buildings.*

Plans, Policies, and Programs

There are no PPPs applicable to scenic highways.

Project Design Features

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

Impact Analysis

According to the California Department of Transportation, the Project site is not located along a State scenic highway⁴. 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 to scenic resources. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway⁵.

Level of Significance Before Mitigation

No impacts on scenic resources would occur.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No impact

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

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

Plans, Policies, and Programs

PPPs 4.1-1 through 4.1-3 are required.

Project Design Features

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

Impact Analysis

The Project site is in an “urbanized area,” as defined by Public Resources Code Section 21071, because the City is an incorporated city with a population of at least 100,000 persons.⁶ The Project site is classified by the Southern California Association of Government's (SCAG) Land Use Code as Urban or Built-Up, Mixed Residential. Additionally, according to Census 2010, the Project site is in the Riverside-San Bernardino, CA

⁴California 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 January 2026.

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

⁶ California Legislative Information. Public Resources Code Division 13 Environmental Quality, Chapter 2.5. Definitions [21060 - 21074]. Website: https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=2.5.&article=. Accessed January 2026.

Urbanized Area⁷. As such, the Project is subject to the City's applicable regulations governing scenic quality.

Construction

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

Operation

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

Below is an analysis of the Project's consistency with applicable regulations related to scenic quality.

City of Jurupa Valley General Plan

As presented in Subsection 4.11, *Land Use and Planning*, of this MND, the Project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, including policies outlined in the City's General Plan.

City of Jurupa Valley Municipal Code

Development of the project has been submitted to the City of Jurupa Valley Community Development Department for review and processing. **PPPs 4.1-1** through **4.1-3** are required and include development standards for the R-3 Zone along with outdoor lighting and undergrounding of utilities for the Project. The City's Community Development Department shall review all plans for consistency with the applicable zoning and other regulations governing scenic quality. With implementation of these regulations, impacts would be less than significant.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

⁷ 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 January 2026, verified July 2026.

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

Plans, Policies, and Programs

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

PPP 4.1-3 is required.

Project Design Features

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

Impact Analysis

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed structures. With implementation of **PPP 4.1-3** impacts relating to light and glare will be less than significant as California Green Building Standard Code Section 5.106.8, Light Pollution Reduction, includes minimum requirements for outdoor lighting systems to comply with backlighting, uplighting, and glare effects.

Building Material Glare

The primary exterior of the proposed structures would consist of non-reflective materials including stucco exterior and tile roofing materials. Therefore, potential glare from the proposed Project is considered to be less than significant.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

4.2-Agricultural Resources

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

The following analysis is based in part on the following technical document: *Riverside County Parcel Reports for APNs 163-400-042 & -045*, MapMyCounty, Appendix L to this Initial Study.

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: *Under the City's local significance threshold, the project would have significant effects if: The Project would convert land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on General Plan Figure 4.13, Farmland in Jurupa Valley to non-agricultural use?*

Plans, Policies, and Programs

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

Project Design Features

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

Impact Analysis

The Project site is designated as "Urban and Built-Up Land" by the State Department of Conservation and the Riverside County Parcel Reports (Appendix X)⁸. The Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State

⁸California Department of Conservation, Farmland Mapping and Monitoring Program, <https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed March 2026, verified July 2026.

Department of Conservation Farmland Mapping and Monitoring Program. In addition, no properties abutting the Project site are classified as Farmland.

According to the General Plan Figure 4.13 *State Farmland Designations in Jurupa Valley* the Project site is in an area designated as D: Urban. Therefore, the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed Project would not result in the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, the impacts are less than significant.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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

Plans, Policies, and Programs

There are no PPPs applicable to the Project related to agricultural.

Project Design Features

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

Impact Analysis

Agricultural Zoning

The current land uses for APN 163-400-042 is Highest Density Residential (HHDR) and Commercial Retail for the northern portion with zoning classifications of R-3 (General Residential) and C-P-S (Scenic Highway Commercial) for the northern portion. The current land use for APN 163-400-045 is Commercial Retail (CR) with zoning classification of C-P-S (Scenic Highway Commercial). The Highest Density Residential a designation and the R-3 zoning classification is intended residential uses, whereas the Commercial Retail

and C-P-S zoning classification are for commercial uses. The primary agricultural land use designations in the City are Small Farm (RR) and Ranch (EDR). The primary agricultural zones are A-2 (Heavy Agriculture), and A-D (Agriculture-Dairy). Based on this, the site is not considered a primary agricultural zone.

The site is currently not being used for agricultural purposes. The Project is proposing a general plan amendment for the portions of the site with the land use of Commercial Retail (CR) to Highest Density Residential (HHDR) and a change of zone for the portions zoned as C-P-S (Scenic Highway Commercial) to R-3 (General Residential), which would provide appropriate land use and zoning for the proposed Project as the majority of the Project site is currently HHDR land use with R-3 zoning.

The R-3 Zone is intended to allow development of a variety of uses including but not limited to residential, care facilities, churches and worship centers, hotels and motels, child day care centers, offices and 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 Map My County (RCIT), the site is not within an agricultural preserve (Appendix L). Existing surrounding uses include commercial uses to the north and east, industrial to the west, and residential under development to the south. Since the Project site does not have any current agricultural use and is not identified nor convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The Project therefore will have less than significant impacts on existing zoning for agricultural use, or a Williamson Act contract.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.2 (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: *Under the City's local significance threshold, the project would have significant effects if: The project is located on "Farmland of Local Importance" as shown on General Plan Figure 4.13, Farmland in Jurupa Valley **and** is the project is inconsistent with General Plan Policy COS 4.2 Agricultural Land Conversion which states: "Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion."*

Plans, Policies, and Programs

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

Project Design Features

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

Impact Analysis

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

The existing and proposed zoning are not considered agricultural. Therefore, the Project would not conflict with existing zoning for agricultural use.

There is no land being used primarily for farmland purposes within the Project site or in the vicinity of the site; therefore, development of the site would not convert existing farmland to non-agricultural uses.

Level of Significance Before Mitigation

No Impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact

4.3-Air Quality

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

TTM 39105 Residential Air Quality and Greenhouse Gas Impact Study, RK Engineering Group, Inc., dated January 29, 2026, and included as Appendix A-1.

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.⁹

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 Oxides (NO_x). 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 NO_x.

⁹ <http://www.aqmd.gov/home/air-quality>

Particulate Matter (PM_{2.5} and PM₁₀): 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 (SO₂): 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 SO₂.

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 (NO _x)	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: Under the City's local significance threshold, the project would have significant effects if: The proposed project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the current South Coast Air Quality Management District's Air Quality Management Plan **and** the project would significantly exceed the growth assumptions used to prepare the current South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan Air Quality Management Plan.

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 Management District Rule 401, "*Visible Emissions*." Rule 401 requires implementation of best available control measures to ensure no emissions are visible beyond the site boundary.
- PPP 4.3-3** The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the

sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.

PPP 4.3-4 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 4.3-5 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.

PPP 4.3-6 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 445 “*Wood-Burning Devices*” which restricts wood-burning devices from being installed in any new development reducing the emission of particulate matter.

Project Design Features

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

Impact Analysis

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

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 2022 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 Consistency Criterion No. 1.**

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

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 was prepared by SCAQMD and adopted on December 2, 2022. The 2022 AQMP builds upon measures already in place from previous AQMPs and includes a variety of additional proposed strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emission technologies, when cost-effective and feasible, and low NO_x technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other Clean Air Act (CAA) measures to achieve the 2015, 8-hour ozone standard, which is the most stringent standard to date.

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

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

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

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

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

3. Standard: These areas comprise the majority of separate-use, auto-oriented developments that have characterized the American suburban landscape for decades. Densities in these areas tend to be lower than those in the Compact LDC, and they are generally not highly mixed. Medium and larger-lot single-family homes comprise the majority of this development form. Standard areas are not typically well served by regional transit service, and most trips are made by automobile. According to Exhibit 29,

Forecasted Regional Development Types by Land Development Categories (2012)-Western Riverside County, the City of Jurupa Valley is classified as being within the Standard LDC.¹¹

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. The Project site has a General Plan land use designation of Highest Density Residential (HHDR) and Commercial Retail (CR) and is zoned as R-3 (General Residential) and C-P-S (Scenic Highway Commercial). The Project is proposing a General Plan Amendment to change the CR portions of the site to HHDR, and zone change the C-P-S portions of the site to R-3. The Highest Density Residential designation allows for a maximum twenty to twenty-five (20 to 25) units per acre. The Proposed project includes 85 units or 21.25 DU/ac, whereas under the existing land use the maximum density with 25 DU/ac would be approximately 75 units. Thus, the proposed Project would not generate a direct significant increase in residents in the City. In addition, it is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in the region.

As such, the zone change does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections would not exceed the growth assumptions for the SCAG region used for modeling air quality emission assumptions in the 2022 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is consistent with the 2022 AQMP.

The Project is consistent with Criterion No.2.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.3 (b). Would the Project:	Potentially Significant 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: Under the City's local significance threshold, the project would have significant effects if: The project's air emissions exceed the applicable regional significance thresholds established by the 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.

¹¹ https://planning.lacity.org/odocument/2a7e374a-5c53-4db8-8ea1-a75f12a73b31/Appendix_L_SCAGs_2016-2040_RTP_SCS_Background_Documentation.pdf

Plans, Policies, or Programs (PPP)

PPPs 4.3.1 through 4.3-6 shall apply.

Project Design Features

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

Impact Analysis Construction Related Impacts

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) Version 2022.1.1.37 which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District.

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

- Demolition (existing hardscape on northern portion of the Project site)
- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Construction is expected to last approximately 15 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

Maximum Daily Emissions	Emissions (lbs/day)					
	VOC/ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition	2.35	25.94	20.82	0.07	6.85	1.94
Site Preparation	3.12	28.04	29.16	0.05	9.07	5.07
Grading	1.66	15.24	18.49	0.03	3.80	2.01
Building Construction	1.28	9.92	17.09	0.03	1.22	0.52
Paving	1.00	6.69	10.61	0.01	0.45	0.28
Architectural Coating	47.18	0.85	1.88	0.00	0.18	0.05
Maximum	47.18	28.04	29.16	0.05	9.07	5.07
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.

As shown in Tables 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 mobile emissions, area source emissions, and energy demand 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 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}
Mobile	1.98	1.54	17.49	0.04	3.90	1.00
Area	3.90	1.46	5.46	0.01	0.12	0.12
Energy	0.03	0.45	0.19	0.00	0.04	0.04
Total Maximum Daily Emissions	5.91	3.45	23.11	0.05	4.06	1.16
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis, Appendix A1.

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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

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

- The project would exceed the SCAQMD Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals

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

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:

PPP 4.3.1 through **PPP 4.3-6**, shall apply.

Project Design Features

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

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which are used to determine whether or not a project may generate significant adverse localized air quality impacts for both construction and on-site operations. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as residence, hospital, and 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. For purposes of this analysis, the sensitive receptor locations in the proposed project area are the residential uses bordering the project site. The Air Quality Impact Analysis (Appendix A-1) calculated the daily disturbance during the site preparation and grading phases to be a maximum 3.5 acres disturbance, therefore the SCAQMD LST thresholds for the 2-acre and 5-acre site were interpolated to calculate thresholds for a 3.5-acre site. The closest sensitive receptors are located at the existing skilled nursing facility adjacent to the site on the southwest corner and residential uses approximately 19.1 meters to the east. Source Receptor Area (SRA) 23 Metropolitan Riverside County with a receptor location of 25 meters was used for emissions assessment to present a worse-case scenario. 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

Localized Thresholds (pounds per day)	
Pollutant	Construction
NO _x	247.9
CO	1,707.9
PM ₁₀	29.8
PM _{2.5}	7.9

Source: Air Quality and Greenhouse Gas Impact Study, Appendix A-1.

Localized Construction Emissions

Construction is expected to last approximately 15 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

Construction Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	27.97	28.28	8.84	5.02
SCAQMD Localized Threshold	247.9	1,707.9	29.8	7.9
Threshold Exceeded?	NO	NO	NO	NO

Source: Air Quality and Greenhouse Gas Impact Study, Appendix A-1.

Localized On-Site Operational Emissions

The Project involves the operation of a residential project. 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.

Valley Fever

Valley fever is not considered highly endemic in Riverside County. However, to limit airborne dust from the project and reduce potential air quality impacts, dust control measures will be implemented in accordance with SCAQMD Rules 401 and 403 (**PPP 4.3-1 and 4.3-2**). Given the project's location and adherence to these regulations, it is not expected to cause significant impacts related to valley fever exposure. These measures will help reduce the release and spread of fungal spores, resulting in less-than-significant impacts for sensitive populations.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.3 (d). Would the Project	Potentially Significant 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, and Programs

PPPs 4.3.1 through 4.3-6 shall apply.

PPP 4.3-7 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

Project Design Features

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

Impact Analysis

According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project 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/garbage) associated with the proposed Project’s long-term operational uses.

The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular

intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

4.4-Biological Resources

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

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance and California Environmental Quality Act (CEQA) Analysis, CADRE Environmental, dated January 19, 2026, and is included as Appendix B.

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

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.*

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 (MSHCP) as required by Municipal Code Chapter 3.80.

Project Design Features

The proposed Project is designed to include all applicable regulatory and therefore mandatory components associated with the proposed uses that pertain to the reduction of biological resources. The

Project does not include any specific project design features related to biological resources other than those required by federal, State, and/or local regulations.

Impact Analysis

Existing Conditions

The topography of the Project site is relatively flat with elevations on the site range from 774 feet above mean seal level (MSL) to 794 feet above MSL. Land use in the surrounding area includes Firestone Complete Auto Care to the North, commercial shopping center to the east, Appaloosa Springs Residential Development to the south, and industrial to the west.

The Project site is highly disturbed due to anthropogenic disturbances with the northern portion of the site paved with asphalt as a parking lot and the urban commercial and industrial setting of the surrounding area. According to the Biological Assessment (Appendix B), the vegetation classification of the Project site is characterized as non-native grassland/ruderal habitat on approximately 1.96-acres and developed area on approximately 2.04-acres for the remainder of the site.

Developed regions include parking areas and paved roads. Scattered ornamental plantings occur within and adjacent to these developed areas including but not limited to Chinese elm (*Ulmus parvifolia*), Chinese pistachio (*Pistacia chinensis*), and common myrtle (*Myrtus communis*).

Dominant species documented within this vegetation community include Italian rye (*Festuca perennis*), fountain grass (*Pennisetum setaceum*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Bermuda grass (*Cynodon dactylon*), puncture vine (*Tribulus terrestris*), Australian saltbush (*Atriplex semibaccata*), castor bean (*Ricinus communis*), silverleaf nightshade (*Solanum elaeagnifolium*), stinknet (*Oncosiphon pilulifer*), Russian thistle (*Salsola tragus*), totalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), black mustard (*Brassica nigra*), and horseweed (*Erigeron canadensis*).

Sensitive Plant Communities/Species

The northern developed portion of the Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); and is in the Burrowing Owl Survey Area and Narrow Endemic Plant Species Survey Area (NEPSSA). The Project site does not occur within a Criteria Cell and/or Cell Group, Core and/or Linkage Area, Criteria Area Plant Species Survey Area (CAPSSA), Mammal Survey Area, or Amphibian Survey Area.

Narrow Endemic Plants

The northern developed portion of the Project site is within a NEPSSA- designated area for three plant species: San Diego ambrosia, Brand's phacelia, and San Miguel savory. As part of the General Biological Assessment (GBA) a habitat assessment was conducted during on site field surveys, and no suitable habitat was observed for special status plant species therefore the Project will not impact the Narrow Endemic Plants. (Appendix B, Table 2)

Sensitive Wildlife Species

The northern developed portion of 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). During on site field surveys no burrowing owl burrows of any size including greater than 4 inches in diameter or characteristic sign such as whitewash, feathers, tracks, or pellets were detected within or adjacent to the Project Site boundary. The Biological Resources Analysis concluded that no further surveys are required. (Appendix B)

The vegetation communities documented onsite represent low quality nesting habitat for ground nesting bird species and those which nest in ornamental vegetation. Potential indirect impacts to regulated nesting birds respective within the Project Site will require compliance with federal MBTA and CDFG Codes Section 3503, 3503.5, and 3513.

As such, **Mitigation Measure (MM) BIO-1 Migratory/Nesting Bird Survey and Protection** is included to avoid take of nesting birds. Potential impacts to native birds are not considered a biologically significant impact under CEQA; however, to comply with state law, **Mitigation Measure (MM) BIO-1 Migratory/Nesting Bird Survey and Protection** is required.

Level of Significance Before Mitigation

Potentially significant.

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: Migratory/Nesting Bird Survey and Protection. To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season which is identified by the CDFW 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.

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

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

If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance

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

Level of Significance After Mitigation

Less than significant.

Threshold 4.4 (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: *Under the City's local significance threshold, the project would have significant effects if: The project results in a direct or an indirect physical change to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.*

Plans, Policies, and Programs

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

PPP 4.4.1 shall apply-

Project Design Features

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

Impact Analysis

The Biological Report concluded that the Project site does not contain any native vegetation communities, including special-status vegetation communities, or riparian habitat. As noted in Threshold 4.4(a) above, the disturbed habitat of the site consists Italian rye (*Festuca perennis*), fountain grass (*Pennisetum setaceum*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Bermuda grass (*Cynodon dactylon*), puncture vine (*Tribulus terrestris*), Australian saltbush (*Atriplex semibaccata*), castor bean (*Ricinus communis*), silverleaf nightshade (*Solanum elaeagnifolium*), stinknet (*Oncosiphon pilulifer*), Russian thistle (*Salsola tragus*), tocalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), black mustard (*Brassica nigra*), and horseweed (*Erigeron canadensis*). Therefore, the proposed Project would have no impacts on special-status vegetation communities or riparian habitat.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.4 (c) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation 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 does not result in a direct or an indirect physical change to state or federally protected wetlands.*

Plans, Policies, and Programs

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

Project Design Features

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

Impact Analysis

Jurisdictional Waters regulated by the US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) or California Department of Fish and Wildlife (CDFW) are not located within the Project Site. The Biological Report concluded that the Project site does not contain any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.). The Project site does

not contain jurisdictional waters. Therefore, the proposed Project would have no impact on state or federally protected wetlands.¹²

Level of Significance Before Mitigation

No impact.

Mitigation Measures

No Mitigation Required.

Level of Significance After Mitigation

No impact.

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: *Under the City's local significance threshold, the project would have significant effects if: The project results in a direct or an indirect physical change to the movement of any native resident or migratory fish or wildlife species or to established native resident or migratory wildlife corridors or impedes the use of native wildlife nursery sites or conflicts with the Migratory Bird Treaty Act.*

Plans, Policies, and Programs

There are no PPPs applicable to the Project that would reduce potential impacts relating to movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Project Design Features

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

Impact Analysis

Wildlife Corridors

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The Project Site is bordered by high density commercial development and high traffic roadways to the east, west and north and block wall along the length of the southern boundary. The Project Site is not located within or adjacent to an MSHCP linkage area and does not represent a wildlife movement corridor or travel route. As such, the Project will not interfere substantially with the

¹² General Biological Assessment: Appendix B

movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

Migratory Bird Treaty Act (MBTA)

The *Biological Resources Analysis* found the Project site possesses vegetation including trees and shrubs expected to potentially provide potential nesting habitats for raptors and migratory birds protected under the MBTA and CDFG Codes. Measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503 which prohibits the unlawful taking, possession, or needless destruction of the nest or eggs of any bird. As such, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per **Mitigation Measure BIO-1 Migratory/Nesting Bird Survey and Protection**.

Level of Significance Before Mitigation

Potentially significant.

Mitigation Measures

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

MM-BIO-1: Nesting/Migratory Bird Survey and Protection is required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.4 (e) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation 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: Under the City's local significance threshold, the project would have significant effects if:
The project is inconsistent with the following General Plan Policies:

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

Plans, Policies, and Programs

The General Plan Policies COS 1.2 Protection of Significant Trees and COS 1.3 Other Significant Vegetation are applicable to the Project that relate to the topic of a tree or other significant vegetation preservation policy or ordinance.

Project Design Features

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

Impact Analysis

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

trees should be protected.¹³ Additionally, 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 value¹⁴.

The Project site is highly disturbed due to anthropogenic disturbances and the urban setting of the surrounding area. According to the Biological Resources Analysis (Appendix B), the vegetation classification of the entire Project site is characterized disturbed vegetation community. The disturbed vegetation community of the site consists of Italian rye (*Festuca perennis*), fountain grass (*Pennisetum setaceum*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Bermuda grass (*Cynodon dactylon*), puncture vine (*Tribulus terrestris*), Australian saltbush (*Atriplex semibaccata*), castor bean (*Ricinus communis*), silverleaf nightshade (*Solanum elaeagnifolium*), stinknet (*Oncosiphon pilulifer*), Russian thistle (*Salsola tragus*), totalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), black mustard (*Brassica nigra*), and horseweed (*Erigeron canadensis*). As such the Project is not subject to any local policies, such as a tree preservation ordinance; therefore, no impacts would occur.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No Mitigation Required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.4 (f) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation 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: *Under the City's local significance threshold, the project would have significant effects if: The project is in conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).*

Plans, Policies, and Programs

These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, State, or local law currently in place which effectively reduce impacts to biological resources protected by a habitat conservation plan. The following PPPs apply to the Project and would reduce impacts related to biological resources. These requirements are included in the Project's MMRP to ensure compliance:

PPP 4.4.1 shall apply.

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

¹⁴ City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.

Project Design Features

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

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.¹⁵ The plan provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

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

Table 4.4-1: MSHCP Consistency Analysis ¹⁶

MSHCP Element/Requirements	Project Site Status
Criteria Cell/Cell Group	The Project site is not located within a MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The Project site is not located within a MSHCP Area Plan Subunit.
Habitat Management Unit	The Project site is not located within a Habitat Management Unit. The Project site is not located within or adjacent to MSHCP Conserved Lands.
MSHCP Conservation Areas	The Project site is not located within a MSHCP Conservation Area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within Public/Quasi Public Conservation Land.
Narrow Endemic Plants (<i>MSHCP Section 6.1.3</i>)	The Project site is located within the NEPSSA for San Diego Ambrosia, Brand's phacelia, and San Miguel savory. The Project site has no suitable habitat for Brand's phacelia, San Miguel savory and San Diego ambrosia. During the general biological reconnaissance, no San Diego Ambrosia, Brand's phacelia, or San Miguel savory were observed on the site and are not expected to occur on site. Therefore, because no impacts will occur within the NEPSSA, focused narrow endemic plant surveys are not required for the Project
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [<i>MSHCP Section 6.3.2</i>]	The northern portion of the Project site which was developed and paved is located within the Burrowing Owl Survey Area. No suitable habitat, burrows, signs of Burrowing Owl or Burrowing Owl were observed on the site. The Biological Resources Analysis concluded no further surveys were required.
Riparian/Riverine Resources (<i>MSHCP Section 6.1.2</i>)	Riparian/riverine resources are not present within the Project Site. No changes in hydrology are expected as a result of this Project.
Vernal Pools (<i>MSHCP Section 6.1.2</i>)	No vernal pools or seasonal depressions are present onsite. No vernal pools were identified within the immediate vicinity of the Project and therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (<i>MSHCP Section 6.1.2</i>)	Due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.

¹⁵ Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.

¹⁶ MSHCP Consistency Analysis, Appendix B.

MSHCP Element/Requirements	Project Site Status
Delhi-Sands flower-loving fly	The site is highly disturbed and does not contain Delhi soils. No impacts to Delhi-Sands flower-loving fly are anticipated.
Guidelines Pertaining to Urban/Wildlands Interface (<i>MSHCP Section 6.1.4</i>)	The proposed Project is not located in proximity to the MSHCP Conservation Area or other native habitats. As such, the Project will not result in significant indirect effects to biological resources. Furthermore, the Urban/Wildland Interface Guidelines do not apply to the proposed Project.

With implementation of **PPP 4.4-1** and **MM-BIO-1** impacts to Biological Resources are less than significant.

Level of Significance Before Mitigation

Potentially Significant

Mitigation Measures

Mitigation Measure **BIO-1 Migratory/Nesting Bird Survey and Protection** is required.

Level of Significance After Mitigation

Less than significant.

4.5-Cultural Resources

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

Historical/Archaeological Resources Survey Report, CRM Tech, dated December 27, 2024, updated February 12, 2026, and is included as Appendix C.

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

Significance Threshold a): Under the City's local significance threshold, the project would have significant effects if:

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

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

Plans, Policies, and Programs (PPPs)

There are no PPPs that are related to historical resources.

Project Design Features (PDFs)

There are no PDFs that are related to historical resources.

Impact Analysis

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

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important to prehistory or history.

As part of the Project-specific Historical/Archaeological Resources Survey Report (Cultural Resources Report), through a search of existing records, additional background research, and a pedestrian field survey, CRM Tech evaluated whether any historic resources exist at the Project site.

Cultural Setting

The Project site is 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, commercial and residential development.

Archaeological Setting

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

Records Search and Surveys

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

Records Search

A records search determined that portions of the project area had been included in at least six previous cultural resources investigations conducted between 1973 and 2014. However, no prior study had systematically surveyed the entire project area for cultural resources before the current investigation (Appendix C, Figure 5).

In 1991, a historic-period archaeological site was recorded along the northern boundary of the project area. Designated as Site 33-004270 (CA-RIV-1270H) in the California Historical Resources Inventory, the

site consisted of a plow-disturbed scatter of historic refuse (Everson et al. 1991). Surface observations documented a variety of artifacts, including glass bottle and windowpane fragments, corroded metal cans, white porcelain, and glazed ceramic sherds (ibid.). A representative sample of these materials was later collected, and the site has since been buried beneath paved parking areas and landscaped improvements.

The records search conducted by CRM Tech also identified 41 additional cultural resources studies within a one-mile radius of the project area, encompassing a variety of parcels and linear corridors (Appendix C, Figure 5). These investigations recorded 32 additional cultural resources, including both prehistoric and historic-period sites.

Of the recorded resources, 11 were prehistoric Native American sites, consisting primarily of bedrock milling features—the most frequently encountered type of prehistoric resource in the Riverside–Jurupa Valley region—as well as pictographs and scattered lithic tools and flakes.

The remaining 21 resources were associated with the historic period and included 20 archaeological sites and one isolate, defined as a location containing fewer than three artifacts. Most represented built-environment resources, such as buildings, irrigation systems, a bridge, a wastewater treatment facility, powerlines, and aqueducts. Additional historic archaeological sites included structural foundations, while the isolate consisted of fragments of a sun-colored amethyst glass jar. None of these previously recorded resources are located within or adjacent to the project area; therefore, they would not be affected 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 that will be impacted as a result of the Project.

Pedestrian Survey

A field survey of the entire project area was conducted on November 6, 2024, as part of CRM Tech's Assessment. The field survey yielded no evidence of potential cultural resources from either prehistoric or historic periods, and no buildings, structures, objects, sites, features, or artifact deposits older than 50 years were identified. As noted earlier, the project area has undergone substantial ground disturbance and is now largely covered with asphalt. The former location of Site 33-004270, a historic-period refuse scatter documented in 1991, has since been developed into a paved parking lot constructed between 2006 and 2009, and no trace of the site remains. Given the degree of prior disturbance, the area appears to have low potential for containing intact and potentially significant archaeological deposits from either prehistoric or historic contexts.

Conclusion

The recent research identified the Project site as having a low level of sensitivity for prehistoric archaeological and historic archaeological resources. The intensive survey of the property failed to yield any evidence of prehistoric or historic archaeological resources. While there is always a potential for buried resources, the potential is relatively low and, with no evidence of bedrock outcroppings and the extensive farming conducted over decades, it is unlikely buried resources will be identified within the Project site. However, since the area is still considered slightly sensitive (resources have been recorded within one mile), **Mitigation Measures (MM) CR-1 through CR-4** are required to further reduce the potential to impacts on prehistoric archaeological resources.

Level of Significance Before Mitigation

Potentially significant.

Mitigation Measures

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

MM-CR-1: Archaeological Monitoring. Prior to commencement of any ground disturbing activities, which shall include but are not limited to demolition, pavement removal, potholing, auguring, grubbing, tree and vegetation removal, grading, excavation, and trenching the 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 prior to commencement of any ground disturbing activities, which shall include but are not limited to demolition, pavement removal, potholing, auguring, grubbing, tree and vegetation removal, grading, excavation, and trenching 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 any 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. 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 this Initial Study/Mitigated Negative Declaration document.

MM-CR-3: Cultural Resources Final Report. A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the South Coastal Information Center, San Diego State University, College of Arts and Letters, San Diego. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure **TCR-1 through TCR-3** of this Initial Study/Mitigated Negative Declaration document.

MM-CR-4: Worker Environmental Awareness Program: 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 conduct a Worker’s Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to commencement of any ground disturbing activities. Tribal representatives from the Consulting Tribe(s), will be allowed to attend and/or participate in the WEAP training session(s) should they elect to and will

be given ten (10) days' notice prior to any WEAP training session(s). Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

Level of Significance After Mitigation

Less than significant.

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

4.6-Energy

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

Air Quality and Greenhouse Gas Impact Study, RK Engineering Group, Inc., dated January 29, 2026, and included as Appendix A-1.

Fuel Calculation Sheet and Tables Appendix A-2

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

Plans, Policies, and Programs (PPPs)

The following include existing regulatory requirements such as plans, policies, or programs, based on federal, state, or local law, including existing City of Jurupa Valley municipal codes, that are applied to the Project to reduce energy use or waste. These requirements are also included in the Project's MMRP to ensure compliance.

- PPP 4.6-1** The Project would comply with the California Green Building Standards Code (CalGreen) (Part 11 of Title 24, California Code of Regulations). CALGreen is updated on a three-year cycle; the latest 2025 CALGreen became effective January 1, 2026.
- PPP 4.6-2** Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, § 2449.
- PPP 4.6-3** Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and sensors for landscaping according to the City's Water Efficient Landscape requirements (Chapter 9.283 of the City's Municipal Code).
- PPP 4.6-4** The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, normally every three years, to

incorporate improved energy efficiency technologies and methods. The Building Official, or designee, shall ensure compliance prior to the issuance of each building permit. The Title 24 Energy Efficiency Standards (§ 110.10(b)1) require all buildings to be designed to have an at least 15 percent (of total area after subtracting any skylights) “solar ready” zone on the roof top that will structurally accommodate later installation of rooftop solar panels. The installation of the solar panels is specific to the end use and will be determined at the time the specific projects are developed. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy.

PPP 4.6-5

The Project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR, Part 11). The Building Official, or designee, shall ensure compliance prior to the issuance of each building permit. These requirements include, but are not limited to:

- Design buildings to be water efficient. Install water-efficient fixtures in accordance with § 4.303 (residential) and § 5.303 (nonresidential) of the California Green Building Standards Code Part 11.
- Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with § 4.408.1 (residential) and § 5.408.1 (nonresidential) of the California Green Building Standards Code Part 11.
- Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with § 4.410 (residential) of the California Green Building Standards Code Part 11.

PPP 4.6-6

The Project shall implement sustainable construction and technology concepts (City of Jurupa Valley, 2022).

- Shade structures and trees that produce large canopies should be used to reduce heat island effects. In addition, roof and paving materials should be utilized that possess a high level of solar reflectivity.
- Reduce the ‘heat-island’ effect by incorporating lighter paving materials where possible and light roofing materials on all structures.
- Recycled and other environmentally friendly building materials should be used to the maximum extent practicable.

Project Design Features (PDFs)

No project design features pertain to energy resources impacts.

Impact Analysis*Construction Energy Analysis*

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. According to the *Air Quality and Greenhouse Gas Impact Study*, prepared for the Project the anticipated construction schedule assumes the Project would be built in approximately 15 months. As

shown in Table 4.6-1 the Project is estimated to consume a total of approximately 42,654 gallons of diesel fuel and approximately 19,793 gallons of gasoline fuel.

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 law¹⁷, 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.

Table 4.6-1 Estimated Project Construction Energy Use

Category	Units	Fuel Demand
Off-road Equipment	Gallons Diesel Fuel	30,373
Haul Trucks	Gallons Diesel Fuel	9,953
Vendors	Gallons Diesel Fuel	2,328
Workers	Gallons Gasoline	19,793

Sources: Air Quality and Greenhouse Gas Impact Study (Appendix A-1) Fuel Calculation Sheets (Appendix A-2)

Operation Energy Analysis

Energy consumption in support of or related to Project operations would include transportation energy demands and operational energy demands consisting of the consumption of electricity, natural gas, and petroleum.

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicles miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in approximately 2,006,837 VMT and an estimated annual fuel consumption of 69,730 gallons of fuel. The VMT and fuel consumption for Riverside County was calculated to be 17,576,577,031 VMT/year and 668,703,204 gallons of fuel per year. The Project would result in an estimated 0.01% increase in fuel consumption in Riverside County.

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.

¹⁷ California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Energy Demands

Operation of the Project would result in the consumption of natural gas and electricity. Energy demands are estimated at 1,772,307.52 kBTU/year of natural gas and 699,294.13 kWh/year of electricity.¹⁸ Natural gas would be supplied to the Project by SoCalGas, and electricity would be supplied by SCE. The Project proposes a Project reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other residential 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.

Table 4.6-2 Estimated Project Operations Energy Use

Electricity (Kilowatt-Hours)		
Proposed Project	699,294	
Riverside County	16,286,000,000	
Project Percent Increase (%)	0.004	
Natural Gas (Thousands British Thermal Units)		
Proposed Project	1,772,308	
Riverside County	45,309,168,520	
Project Percent Increase (%)	0.004	
Gasoline Consumption		
	Annual VMT	Gallons of Gasoline
Proposed Project	2,006,837	69,730
Riverside County	17,576,577,031	668,703,204
Project Percentage Increase (%)	0.01	0.01

Source: Air Quality and Greenhouse Gas Impact Study (Appendix A-1)

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

Level of Significance Before Mitigation:

Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Impacts would be less than significant.

¹⁸ Appendix A, Air Quality and Greenhouse Gas Emissions Impact Study, Table 4-4.

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

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.

Plans, Policies, and Programs (PPPs)

PPPs 4.6-1 through 4.6-6, set forth in Threshold 4.6 (a) above, also apply to project conformance with renewable energy and energy efficiency plans.

Project Design Features (PDFs)

The proposed project design includes high-density development and alternative transportation infrastructure, such as bicycle and pedestrian paths, which would reduce VMT and the need for fossil fuel burning vehicles.

Impact Analysis

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

The Project would be required to comply with City, State and Federal energy conservation measures related to construction and operations, as noted above. Many of the regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures, as well as reducing water consumption and VMT while increasing use of alternative fuels. The California Energy Code building energy efficiency standards include provisions applicable to all buildings, residential and non-residential, which are mandatory requirements for efficiency and design of the Project. Further, the Project will comply with the CALGreen code. This would be accomplished through implementation of energy reduction measures, such as energy efficient lighting and lighting control systems, appliances, and through the provision of EV charging station infrastructure. The Project also reduces vehicle fuel usage due to compliance with State regulatory programs. The vehicles used by future residents would be subject to AB 1493 ("the Pavley Standard") which requires reduction in GHG emissions from non-commercial passenger vehicles and light-duty trucks of model year 2009 and thereafter. Executive Order S-01-07, that went into effect in 2010, required a reduction in the carbon intensity of transportation fuels used in California by at least 10 percent by 2020. The Advanced Clean Cars program, introduced in 2012, combines the control of smog and soot causing pollutants and GHG emissions into a single coordinated package of requirements for model years 2017 through 2025. Advanced Clean Cars II requirements extend beyond 2030.

Therefore, impacts to obstructing a State or local plan for renewable energy or energy efficiency during construction or operation would be less than significant.

Level of Significance Before Mitigation:

Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Impacts would be less than significant.

4.7-Geology and Soils

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

Geotechnical and Infiltration Evaluation, GeoTek, Inc., June 25, 2024, and is included as Appendix D.

Preliminary Hydrology Report, Adkan Engineers, May 29, 2025, and is included as Appendix E.

Preliminary Water Quality Management Plan (WQMP), Adkan Engineers, September 24, 2025, and is included as Appendix F.

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

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

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

Plans, Policies, or Programs (PPP)

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

- PPP 4.7-1** As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the *California Building Code* which requires the Project to comply with the approved recommended seismic design requirements contained in the *Geotechnical Engineering Report*, and be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.
- PPP 4.7-2** Ensure Implementation of Geotechnical Investigation Recommendations. As required by Municipal Code § 8.05.010, the Project shall comply with the most recent edition of the California Building Code which requires the Project to comply with the approved

recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, which shall be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.

Impact Analysis

The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. The project site is not located within a seismic hazard area as identified by the State of California, Department of Conservation, Earthquake Zones of Required Investigations Map ¹⁹ it is presumed to have a less than significant impact with mandatory compliance with the California Building Code. The Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the *Geotechnical Evaluation Report* prepared for the Project. As a mandatory condition of Project approval, the Project would be required to adhere to the requirements stated in **PPP 4.7-1** and **4.7-2**, to ensure impacts are less than significant.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project is located within an area susceptible to liquefaction as shown on General Plan Figure 8-5- Liquefaction Susceptibility in Jurupa Valley or identified as being susceptible to liquefaction or based on a project specific geotechnical report.*

Plans, Policies, 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 and **PPP 4.7-2** shall apply.

Project Design Features

There are no PDFs that are related to geology and soils.

¹⁹ State of California Department of Conservation, Earthquake Zones of Required Investigation: <https://maps.conservacion.ca.gov/cgs/eqzapp/app/>

Impact Analysis

According to General Plan²⁰ the Project site has a high potential for liquefaction. The United States Geological Survey (USGS) explains that *“liquefaction takes place when loosely packed, water-logged sediments at or near the ground surface lose their strength in response to strong ground shaking.”*²¹ As such, the depth of groundwater and the makeup of the soil play an important role in a site’s susceptibility to liquefaction. According to the Geotechnical Evaluation, groundwater was encountered during recent field evaluations to a depth of 47 feet below ground surface (bgs.). However, the Geotechnical Evaluation found that based on the relatively dense nature of the subsurface older alluvial soils, presence of relatively shallow bedrock, and relatively deep historic groundwater, it is opinion of GeoTek that the liquefaction potential at the site is very low. (Appendix D, p. 9)

Per **PPP 4.7-1** 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 Evaluation prepared for the Project. (Appendix D).

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.7(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: Under the City’s local significance threshold, the project would have significant effects 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.

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding landslides. These requirements are included in the Project’s MMRP to ensure compliance:

PPPs 4.7-1 and **4.7-2** shall apply.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

²⁰ City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

²¹ What is liquefaction? USGS accessed January 2026 : <https://www.usgs.gov/faqs/what-liquefaction#:~:text=Liquefaction%20is%20a%20process%20by,be%20caused%20by%20earthquake%20shaking>.

Impact Analysis

The Project site is not located within the High or Very High zone per General Plan *Figure 8-8 Landslide Susceptibility in Jurupa Valley*. Evidence of ancient landslides or slope instabilities at this site was not observed during the geotechnical investigation. The subject property is relatively flat not adjacent to any natural or manmade steep slopes and does not lie within an earthquake induced landslide zone.

Per **PPP 4.7-1**, 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 Evaluation* prepared for the Project. (Appendix D).

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project is inconsistent with Municipal Code Chapter 6.05 - Storm Water/Urban Runoff Management and Discharge Controls.*

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts regarding soils erosion and loss of topsoil. These requirements are included in the Project's MMRP to ensure compliance:

PPPs 4.7-1 and **4.7-2** shall apply.

PPP 4.7-3 Prepare and Implement Stormwater Pollution Prevention Plan. As required by Municipal Code Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls, prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan (SWPPP). Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Jurupa Valley staff or their designee to confirm compliance.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities²². The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction and identify erosion control measures to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

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

Operation

The proposed Project includes installation of landscaping throughout the Project site and areas of loose topsoil that could erode by wind, or water would not exist upon operation of the Project. Existing drainage patterns on site drain all run off from northeast to the southwest. The proposed design uses catch basins to direct the flow into 2 proposed bio-retention basins for treatment prior to draining into the 1001 Ranch Storm Drain and Basin. The use of the retention basins reduces the potential for stormwater to erode topsoil downstream.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than significant.

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

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

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

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:

PPPs 4.7-1, 4.7-2, and 4.7-3 shall apply.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

Impact Analysis

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed loose to very dense sand with varying amounts of silt, clay, and gravel with minor interbedded layers of stiff to very stiff sandy silt. The water table is at a depth greater than 47 feet bgs.

Landslides: The proposed development is in an area of relatively flat terrain and the site is a significant distance from any up-gradient steep slopes. Additionally, no landslides have been mapped in the immediate area; therefore, the risk of seismically induced landsliding to affect the proposed development is negligible. The Project site is not located within an area listed as having either High or Very High Landslide Susceptibility per General Plan Figure 8-6. Additionally, the Project's geotechnical evaluation determined that no landslide debris was found during subsurface evaluations, and no ancient landslides were known to exist on the site.

Project impacts relating to landslide hazards are also addressed in Section 4.7 (a3).

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 *Geotechnical Evaluation* indicates that the soil deposits underlying the property are not susceptible to liquefaction or seismically induced settlement. Based on currently available procedures, the site does not appear to be susceptible to (lateral spread) ground surface disruption during a moderate seismic event.

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

Liquefaction: The occurrence of liquefaction is restricted to certain geologic and hydrologic environments, primarily in areas with recently deposited sands and silts (usually less than 10,000 years old) with high ground-water levels. It is most common where the water table is at a depth of less than 30-feet the

²³ USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

groundwater level on the subject site is greater than 47feet bgs. As noted in the response to Threshold 4.7 (a2), according to General Plan²⁴ the Project site has a high potential for liquefaction.

The *Geotechnical Evaluation* indicates that based on the relatively dense nature of the subsurface older alluvial soils, presence of relatively shallow bedrock, and relatively deep historic groundwater, the liquefaction potential at the site is very low.

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project site is located on soil that has an EI Expansion Potential >91 according to the results of the laboratory testing performed in accordance with ASTM D 4829.*

Plans, Policies, and Programs

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

PPP 4.7-1 shall apply.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

Impact Analysis

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

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

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, Expansion Index testing was performed on two (2) soil samples from the field exploration with results findings Expansion Index of $EI=4$ and $EI=6$ 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 *Geotechnical Evaluation* prepared for the project (Appendix D).

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project's proposed septic tanks or alternative wastewater disposal system do not meet the regulatory requirement of the Local Agency Management Program (LAMP) applicable to Jurupa Valley.*

Plans, Policies, and Programs

No PPPs are relevant to the Project's impacts regarding alternative wastewater disposal systems.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

Impact Analysis

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

Level of Significance Before Mitigation

No Impact.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

No impact.

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

Plans, Policies, and Programs

No PPPs are relevant to the Project's impacts regarding paleontological and unique geological features.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project pertaining to geology and soils.

Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a High A (Ha) sensitivity designation for finding paleontological resources²⁵.

Therefore, **Mitigation Measures GEO-1** and **GEO-2** are included to require paleontological monitoring and a Paleontological Resource Impact Mitigation Program (PRIMP).

Unique Geologic Feature

The Project site is relatively flat and does not contain rock outcroppings or other geological features associated with a scenic view or topographic features that resemble an object or person. Additionally, the City's General Plan does not identify any unique geological features. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

Level of Significance Before Mitigation

Potentially significant.

Mitigation Measures

MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource

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

surveillance based on the nature of planned activities. The Paleontologist shall establish, in cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.

MM-GEO-2: Paleontological Resource Impact Management Plan.

“Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Project Applicant/Developer shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for the area to be graded. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the Project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading.

- Excavation and grading shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:
 - a. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 feet away from the area of the find in order to assess its significance.
 - b. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.
 - c. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.
 - d. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.
 - e. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.”

Level of Significance After Mitigation

Less than significant.

4.8-Greenhouse Gas Emissions

The following analysis is based in part on the following technical data: *Air Quality and Greenhouse Gas Impact Study*, RK Engineering Group, Inc., dated January 29, 2026, and included as Appendix A-1.

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

Significance Threshold: Under the City's local significance threshold, the project would have significant effects if: The project exceeds the thresholds per General Plan Policy below:

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

Plans, Policies, or Programs (PPP)

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

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

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

Project Design Features (PDFs)

There are no PDFs that are related to greenhouse gas emissions impacts.

Impact Analysis

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

Thresholds of Significance

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development

proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD's draft threshold of 3,000 MTCO₂e per year is appropriate for land use development projects such as the proposed Project. The 3,000 MTCO₂e threshold is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

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

Table 4.8-1: Annual Greenhouse Gas Emissions

Emission Source	Total Emissions (MTCO ₂ e per year)
Annual construction-related emissions amortized over 30 years	17.50
Area Source	21.78
Energy Source	263.68
Mobile Source	664.11
Waste	19.65
Water Usage	11.49
Refrigerants	0.17
Total CO₂E (All Sources)	998.40
Screening Threshold (CO₂E)	3,000
Threshold Exceeded	NO

Source: Air Quality and Greenhouse Gas Emissions Memo (Appendix A-1).

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 998.40 MTCO₂e per year. As such, the Project would not exceed the City's screening threshold of 3,000 MTCO₂e. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required.

Level of Significance Before Mitigation

Less than Significant.

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than Significant.

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

Significance Threshold: Under the City's local significance threshold, the project would have significant effects if: The project is inconsistent with the following:

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

Plans, Policies, and Programs

These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on federal, State, or local law currently in place which effectively reduce GHG emissions.

PPPs 4.8-1 and 4.8-2 shall apply.

Project Design Features

There are no PDFs that are related to reducing greenhouse gas emissions.

Impact Analysis

The City does not have an adopted CAP; therefore, the Project's consistency with the 2022 Scoping Plan was evaluated.

In 2014, the City of Jurupa Valley was one of 12 cities that collaborated with the WRCOG on a Subregional CAP that includes 36 measures to guide GHG reduction efforts through 2020. However, the City of Jurupa Valley has not adopted the Subregional CAP because it did not go through formal CEQA review by WRCOG, which intended it to be a framework for cities to implement AB 32 and for cities to develop their own CAPs. The City's General Plan contains the following program relative to a CAP:

Program AQ 9.1.1 Climate Action Plan. Within 2 years of General Plan adoption, prepare and adopt a Climate Action Plan (CAP) for the City, including a 2030 and 2035 reduction target and local emissions inventory. The CAP will be consistent with the WRCOG Subregional CAP but will identify specific additional measures for the reduction of future GHG emissions. The CAP shall demonstrate how the City will reduce its GHG emissions to 50% below 1990 levels by 2030 and 80% below 1990 levels by 2050, consistent with state law and current guidance on GHG reduction planning.

Specific actions that may be included in the City CAP to help keep Citywide emissions below the SCAQMD service population significance threshold include, but are not limited to, requiring the installation of electric and conduit improvements to support the installation of future roof-mounted photovoltaic solar systems and electric vehicle charging stations for individual homes and businesses.

In 2014, the City of Jurupa Valley was one of 12 cities that collaborated with the WRCOG on a Subregional CAP that includes 36 measures to guide GHG reduction efforts through 2020. However, the City of Jurupa Valley has not adopted the Subregional CAP because it did not go through formal CEQA review by WRCOG, which intended it to be a framework for cities to implement AB 32 and for cities to develop their own CAPs.

The reduction measures included in the WRCOG Subregional CAP are not project level but rather policies that cities could implement to reduce GHGs (e.g. traffic light conversion to LED, amending zoning to require bicycle parking, signal coordination, yard waste collection, etc.). Until the City formally adopts a CAP, local development is not required to be consistent on a project by-project evaluation of GHG emissions identified in the WRCOG Subregional CAP. Additionally, the GHG reduction targets within the WRCOG Subregional CAP and 2017 General Plan Policy AQ 9.1.1 have been superseded by SB 32 (40 percent below 1990 levels by 2030) and AB 1279 (85 percent below 1990 levels by 2045). The 2022 Scoping Plan reflects SB 32 and AB 1279 GHG reduction targets and is further analyzed below.

2022 Scoping Plan Consistency

Scoping Plan is based on the overall targets established by AB 32 and SB 32. Consistency with the 2008 and 2017 Scoping Plan is not necessary, since both plans have been superseded by the 2022 Scoping Plan.

Evaluation of consistency with the 2022 Scoping Plan is reasonable and appropriate because it is a statewide plan adopted for reducing GHG emissions. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. For example, current transportation sector measures are implemented by the manufacturers, which includes the Advanced Clean Cars II and the Low Carbon Fuel Standard.

The Project is also subject to building code requirements under the building energy efficiency standards (Title 24) and green building standards (CALGreen). New buildings are required to comply with the applicable building code requirements and standards in place at the time building permit documentation submittals are made. Further, the Project would provide sidewalks, bike racks, and pedestrian walkways which promotes alternative modes of transportation (walking, biking, and transit) and reduces VMT.

Included in the 2022 Scoping Plan is a set of Local Actions (Appendix D to the 2022 Scoping Plan) aimed at providing local jurisdictions with tools to reduce GHGs and assist the state in meeting the ambitious targets set forth in the 2022 Scoping Plan. Appendix D to the 2022 Scoping Plan includes a section on evaluating plan-level and project-level alignment with the State's Climate Goals in CEQA GHG analyses. In this section, CARB identifies several recommendations and strategies that should be considered for new development in order to determine if a project would conflict with the 2022 Scoping Plan.

The 2022 Scoping Plan includes three priority areas to reduce GHG emissions that would apply to all land use development projects. More specifically, the three priority areas include: (1) transportation electrification, (2) VMT reduction, and (3) Building Decarbonization. The potential for the Project to conflict with these three priority areas is discussed below. As discussed, the Project does not conflict with the 2022 Scoping Plan.

- **Transportation Electrification.** The Project would include EV charging infrastructure that, at minimum, would equal the Residential and Non-Residential Mandatory Measures in Sections 4.106.4.1, 4.106.4.2, 4.106.4.3 and Section 5.106.5.3 of CALGreen. Therefore, the Project does not conflict with this priority area.

- **VMT Reduction.** As identified in the Project's VMT Assessment discussed in Section 4.16, *Transportation*, the Project's effect on VMT was found to be less than significant and therefore the Project would not result in a per-capita increase in VMT. As such, based on the VMT Assessment conclusions, the Project would not conflict with this priority area.

- **Building Decarbonization.** Per Title 24 requirements, the Project would be required to incorporate solar for the buildings. Additionally, the Project would be required to comply with all Title 24 Energy and CALGreen requirements as previously discussed. As such, the Project does not conflict with this priority area.

Therefore, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions and this impact would be less than significant.

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 MTCO ₂ e per year is appropriate for this Project. GHG emissions are 998.40 MTCO ₂ e which is less than the 3,000 MTCO ₂ e threshold.
CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.	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. Improvements include curb adjacent landscaping, sidewalk along the Project frontage on Baldwin Avenue. Additionally, the Project includes walking paths within the site.
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 proposed Project would be conditioned for required bicycle improvements per zoning ordinance standards.
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), <i>California Green Building Standards Code</i> , prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.

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

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

4.9-Hazards and Hazardous Materials

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

Phase 1 Environmental Site Assessment, Robin Environmental Management (REM), dated October 20, 2024, and is included as Appendix G.

Airport Land Use Commission (ALUC) Development Review, Letter Dated September 11, 2025, included as Appendix H1.

Pipeline Safety Hazard Assessment Peer Review, Leighton and Associates, Inc., August 25, 2021, included as Appendix H2. (re: Gas Pipeline Safety Assessment conducted for Appaloosa Springs Project MA20065)

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

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.

Plans, Policies, and Programs (PPPs)

There are no PPPs that apply to the Project for impacts related to hazards and hazardous materials.

Project Design Features (PDFs)

There are no PDFs that apply to the Project for impacts related to hazards and hazardous materials.

Impact Analysis

Existing Conditions

The Project site is highly disturbed due to anthropogenic disturbances with the northern portion of the site paved with asphalt as a parking lot and the urban commercial and industrial setting of the surrounding area. According to the Biological Assessment (Appendix B), the vegetation classification of the Project site is characterized as non-native grassland/ruderal habitat on approximately 1.96-acres and developed area approximately 2.04-acres for the remainder of the site. Dominant species documented within this vegetation community include Italian rye (*Festuca perennis*), fountain grass (*Pennisetum setaceum*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Bermuda grass (*Cynodon dactylon*), puncture vine (*Tribulus terrestris*), Australian saltbush (*Atriplex semibaccata*), castor bean (*Ricinus communis*), silverleaf nightshade (*Solanum elaeagnifolium*), stinknet (*Oncosiphon pilulifer*), Russian thistle (*Salsola tragus*), tocalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), black mustard (*Brassica nigra*), and horseweed (*Erigeron canadensis*).

During the biological assessment and Phase 1 ESA no, ponds, swamps, standing water, or lagoons were observed on the subject property.

The Project site is in a FEMA Flood Zone X and as such it is not in an area designated within the 100-year or 500-year floodplains.

Construction Activities

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited 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, as such a less than significant impact would occur.

Operational Activities

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

Pursuant to State law and local regulations, the residents would be required to dispose of hazardous waste (e.g., paints, pesticides, etc.) Riverside County Household Hazardous Waste (HHW) collection centers. A permanent center is in Jurupa Valley at 1780 Agua Mansa Road. 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.

Southern California Gas Pipeline

Southern California Gas (SCG) operates a 30-inch natural gas pipeline and associated infrastructure within an easement to the southwestern corner of the Project site. A Pipeline Safety Hazard Assessment (PSHA) for the Appaloosa Springs residential project located to the south of the site was conducted by PlaceWorks with a Peer Review conducted by Leighton and Associates, Inc. (Leighton), in 2021. Both PlaceWorks and Leighton concluded that the individual risk to future residents living and occupying houses adjacent to the pipeline is less than significant with the recommended mitigation measures.

Level of Significance Before Mitigation

Potentially significant.

Mitigation Measures

MM-HAZ-1: Gas Pipeline Mitigation along Right-of-Way: Non-flammable fencing and fire-resistant landscaping and plants should be used along the Project boundary adjacent to the SCG right-of-way.

MM-HAZ-2: Gas Pipeline Mitigation Building Material: Fire-resistant materials, such as tile roofs and stucco exterior walls with stone or brick accents, should be used on the sides of the residential homes that face the SCG easement, to the extent possible.

MM-HAZ-3: Gas Pipeline Mitigation Disclosure: Disclosure shall be made by the developer or sales representatives to potential occupants regarding the proximity of the natural gas pipeline to the proposed development.

MM-HAZ-4 Gas Pipeline Mitigation Emergency Contacts: An emergency contact list shall be maintained at the development with phone numbers of the local police, fire department, and pipeline operator (Southern California Gas).

MM-HAZ-5: Gas Pipeline Mitigation Reporting Procedures: Any odors or leakage from the pipeline shall also be reported immediately to the pipeline operator and local emergency response personnel (i.e., CalFire/Riverside County Fire Department).

Level of Significance After Mitigation

Less than significant.

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

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

Plans, Policies, and Programs

There are no PPPS applicable to the Project pertaining to hazardous emissions or hazardous materials.

Project Design Features

There are no PDFs applicable to the Project pertaining to hazardous emissions or hazardous materials.

Impact Analysis

The Project site is located greater than one-quarter (0.25) mile from any existing public schools, however the La Petite Academy located on Clay Street is approximately 0.25 miles to the east. From the Project site, the nearest public schools are the Indian Hills Elementary School located approximately 0.8 miles east, and the Pedley Elementary School located approximately 0.96 miles northwest of the Project site. The proposed Project is for residential uses and not associated with operations that would typically emit hazardous emissions. As discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, state, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

Level of Significance Before Mitigation

No Impact

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact

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

Plans, Policies, and Programs

There are no PPPs applicable to the Project pertaining to hazards and hazardous materials.

Project Design Features

There are no PDFs applicable to the Project pertaining to hazards and hazardous materials.

Impact Analysis

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

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" 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.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.9 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant 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: *Under the City's local significance threshold, the project would have significant effects if: The project is located within a compatibility zone of the Flabob Airport, Riverside Municipal Airport and does not meet the Compatibility Criteria for Land Use Actions identified in the applicable Airport Land Use Compatibility Plan for the airport.*

Plans, Policies, and Programs

No PPPs apply to project impacts related to airport hazards.

Project Design Features

There are no PDFs applicable to the Project related to airport hazards.

Impact Analysis

Airport Land Use Compatibility

The nearest airport is Riverside Municipal Airport located approximately 1.86 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, the Project site is located within any airport compatibility Zone E. As such, the Project was required to apply to the Riverside County Airport Land Use Commission (ALUC) for a development review. On September 11, 2025, (Appendix H) the ALUC found the Project to be Consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan subject to the conditions listed below:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers

containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Highly noise-sensitive nonresidential uses.

(f) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. The project has been evaluated to construct a proposal to construct 85 townhomes with amenities on 5.4-acres. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director

Airport Noise

The Project consists of residential uses and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport located approximately 1.65 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 55 CNEL Noise Impact Zone.²⁶

The Countywide Policies in the Airport Land Use Compatibility Plan states that sensitive land uses maximum CNEL considered normally acceptable is 60 dB CNEL, as the Project site is outside the 55 dB CNEL contour the development in this noise contour is considered acceptable and thereby not expose people to excessive noise levels from aircraft or airport operations. Standard building design and

²⁶ Riverside County Airport Land Use Commission, *Riverside Municipal Airport Land Use Compatibility Plan*, December 2004. Available at: <https://rcaluc.org/sites/g/files/aldnop421/files/migrated/Portals-13-PDFGeneral-plan-newplan-14--20Vol.-201-20Flabob.pdf>

construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.9 (f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant 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: Under the City's local significance threshold, the project would have significant effects if:

The project may have a significant impact if:

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

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts related to hazards, hazardous materials, and emergency plans. These requirements are included in the Project's MMRP to ensure compliance:

PPP 4.9-1 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project applicable to an adopted emergency plan or emergency evacuation plan.

Impact Analysis

Access to the Project site is proposed from Baldwin Avenue. Steet design and improvements are required to meet City standards and will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

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.

The Project's development and site plan have been reviewed by the City Engineering Department and Riverside County Fire Department for emergency access and plan consistency.

Therefore, no impact would occur.

Level of Significance Before Mitigation

No Impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact.

Threshold 4.9 (g) Would the Project:	Potentially Significant or Significant Impact	Less than Significant 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: Under the City's local significance threshold, the project would have significant effects if: The project is located within a "High" fire hazard zone per General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley.

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs which effectively reduce impacts related to hazards, hazardous materials, and wildland fires. These requirements are included in the Project's MMRP to ensure compliance:

PPP 4.9-1 shall apply.

Project Design Features

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

Impact Analysis

According to the General Plan²⁷, the Project site is not located within a high wildfire hazard area. Furthermore, the Project would be required to use drought tolerant, irrigated landscaping. Accordingly, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, no impacts would occur.

Level of Significance Before Mitigation

No impact.

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

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No impact.

4.10 Hydrology and Water Quality

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

- *Preliminary Hydrology Report*, Adkan Engineers, May 29, 2025. (Appendix E).
- *Preliminary WQMP*, Adkan Engineers, September 24, 2025. (Appendix F).
- *Water and Sewer Will Serve Letter*, Jurupa Community Services District, October 2, 2025, (Appendix I).

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

Significance Threshold (Water Quality Standards): Under the City's local significance threshold, the project would have significant effects if: The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

Significance Threshold (Waste Discharge Requirements for onsite system): Under the City's local significance threshold, the project would have significant effects if: The project is inconsistent with Municipal Code Chapter 6.65. – Sewage Discharges.

Significance Threshold (Waste Discharge Requirements): Under the City's local significance threshold, the project would have significant effects if: The project is inconsistent with any applicable Pre-Treatment Ordinance required by the water agency that serves the project.

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.

Project Design Features (PDFs)

PDFs applicable to the Project include compliance with the MS4 Permit.

- PDF 4.10-1** The Project-specific WQMP must be implemented throughout Project design, construction, operation, and maintenance.
- PDF 4.10-2** Stenciling (“No Dumping/Drains to Ocean”) will be provided for public storm drain inlets on or adjacent to the Project site.

Impact Analysis

Water Quality Standards

The Porter-Cologne Water Quality Control Act²⁸ defines water quality objectives (i.e., standards) as “...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area” [(§13050 (h))].²⁹

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 activities³⁰. 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

²⁸

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

³⁰ 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

of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site.

Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed structures include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. Pursuant to the requirements of the Municipal Code³¹, 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 WQMP prepared for the Project (Appendix F), proposes to divert surface runoff to the water quality and storm detention basin located at the Southwest corner of the site.

Waste Discharge Requirements

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

Operational Impacts (Waste Discharge Requirements)

To facilitate proper funding and management of sanitary sewer systems, the Jurupa Community Services District has adopted *Sewer System Management Plan WDID 8SSO10582*³³ (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.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

³¹ Ibid.

³² California Water Boards, *Waste Discharge Requirements Program*, Available at: https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/

³³ <https://www.jcsd.us/home/showdocument?id=1564>.

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: *Under the City's local significance threshold, the project would have significant effects 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: *Under the City's local significance threshold, the project would have significant effects if: The project would conflict with an applicable Ground Water Management program as identified in the applicable Urban Water Management Plan.*

Plans, Policies, and Programs

There are no PPPs that are related to groundwater supply/recharge.

Project Design Features

There are no PDFs applicable to the topic of groundwater supply/recharge.

Impact Analysis

Groundwater Supplies

According to the Water and Sewer Availability Letter issued for the Project (Appendix I), 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 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.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.10 (c). Would the Project: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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): Under the City's local significance threshold, the project would have significant effects if: The project is inconsistent with Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls.

Significance Threshold (ii): Under the City's local significance threshold, the project would have significant effects if: The project's drainage system is not designed to manage runoff from 10- and 100-year storm events.

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): Under the City's local significance threshold, the project would have significant effects if: The project would impede or redirect flood flows in a manner that would adversely impact upstream of downstream properties.

Plans, Policies, and Programs

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

PPP 4.10-1 through **4.10-3** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

Project Design Features

PDFs 4.10-1 and **4.10-2** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

Impact Analysis

Existing Condition

In the existing condition site drainage sheet flows across the property from the northeast corner to the southwest corner of the property.

Proposed Condition

The proposed design will use catch basins to direct flow to the proposed bio-retention basins on the west side of the site for treatment prior to draining into the Ranch Storm Drain and Basin. During construction, the Project is also required to implement a Stormwater Pollution Control Plan per **PPP 4.10-1**.

As proposed, the design of the storm drain system will not result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or impede or redirect flood flows.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant 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: *Under the City's local significance threshold, the project would have significant effects if: The project is not located within a flood hazard zone, tsunami inundation zone or near a water body capable of producing a seiche, the project is presumed to have no impact absent substantial evidence to the contrary.*

Plans, Policies, and Programs

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

PPP 4.10-1 through **4.10-3** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

Project Design Features

PDFs 4.10-1 and **4.10-2** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

Impact Analysis

According to the General Plan³⁴, the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps³⁵, the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

Level of Significance Before Mitigation

No impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No impact.

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): Under the City's local significance threshold, the project would have significant effects 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): Under the City's local significance threshold, the project would have significant effects if: Would the project obstruct implementation of the Santa Ana Region Basin Plan?

Plans, Policies, and Programs

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

PPP 4.10-1 through **4.10-3** as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

Project Design Features

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

³⁵ California Department of Conservation, California Official Tsunami Inundation Maps, <https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area.>, accessed April 2026, verified July 2026.

PDFs 4.10-1 and 4.10-2 as set forth in Threshold a, are relevant to Project impacts regarding stormwater runoff.

Impact Analysis

As discussed in Threshold (a) above, the Project site is located within the Santa Ana River Basin. Project-related construction and operational activities would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan by preparing and adhering to a SWPPP and WQMP, and by installing and maintaining the on-site stormwater infrastructure that is designed to minimize impacts associated with water quality and polluted runoff from the Project site. Implementation of the Project would not conflict with or obstruct the Santa Ana River Basin Water Quality Control Plan and impacts would be less than significant and no mitigation is required.

The Project site is located within the Chino Basin which was adjudicated in 1978 by the San Bernardino County Superior Court. Adjudicated basins, like the Chino Basin are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Sub-basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Chino Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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

Plans, Policies, and Programs (PPPs)

There are no PPPs that are related to land use and planning.

Project Design Features (PDFs)

There are no PDFs that are related to land use and planning.

Impact Analysis

The Project site is located approximately 3 miles south of State Route 60 (SR-60), 4.15 miles northwest of SR-91, and 4.7 miles east of Interstate 15 (I-15). The site is southwest of the existing Deanza Marketplace, with light industrial to the east, Firestone Complete Auto Care to the north, and future residential uses in the Appaloosa Springs Residential Project to the south. The Project area is generally characterized by a mix of light industrial, commercial, and residential land uses. The Project site is bound by Baldwin Avenue and existing commercial development, with future residential to the south as such implementation of the Project represents a logical expansion of existing land uses to the Project site.

The Project site is adjacent to Baldwin Avenue along the western border and would not restrict access to or from the existing surrounding uses. Additionally, the Project does not propose any major infrastructure that would create physical barriers or restrict mobility in the area. Moreover, the Project would not involve the construction of a new freeway, highway, or roadway or proposes the construction of any physical feature that would serve to impede the connectivity between parts of a cohesive neighborhood or community. Implementation of the Project would result in no impacts associated with the physical division of an established community; development of the Project site uses would not physically divide an established community.

Level of Significance Before Mitigation

No Impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant 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: *Under the City's local significance threshold, the project would have significant effects if: 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.*

Plans, Policies, and Programs

PPP's that are applicable to the project are identified in Sections 4.2, *Air Quality*, 4.3 *Biological Resources*, 4.7, *Greenhouse Gas Emissions*, 4.8, *Hazardous Materials*, and 4.9, *Hydrology and Water Quality*.

Project Design Features (PDFs)

There are no PDFs that are applicable to the project related to land use and planning.

Impact Analysis

The Project proposes a General Plan Amendment (GPA) from CR to HHDR for the portion of APN 163-400-042 that is CR and APN 163-400-045 which is entirely CR, a Change of Zone (CZ) from C-P-S to R-3 for the portion of APN 163-400-042 that is C-P-S and APN 163-400-045 which is entirely C-P-S, a Specific Plan Amendment (SPA) to remove the site from the Mission De Anza Specific Plan (MDASP), a Site Development Plan (SDP) for the development of residential uses, a Tentative Parcel Map (TPM) for finance and conveyance purposes, and a Tentative Tract Map (TTM) to subdivide approximately 5.56 acres gross acres (4.0 acres net) into 85 residential lots parcels.

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 2022 Air Quality Management Plan**
Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality*.
- **Western Riverside County Multiple Species Habitat Conservation Plan**
Refer to Threshold 4.4 (f) in Section 4.4, *Biological Resources*.
- **California Air Resources Board Scoping Plan**
Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions*.
- **Southern California Association of Governments Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy**
Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions*.
- **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*.

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.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if:* The project is located within Mineral Resource Zone (MRZ) MRZ-1 or MRZ-2 as shown on General Plan Figure 4-16- Jurupa Valley Mineral Resources

Plans, Policies, and Programs (PPPs)

No plans, policies, or programs apply to Project impacts on mineral resources.

Project Design Features (PDFs)

No Project design features apply to Project impacts on mineral resources.

Impact Analysis

According to the General Plan³⁶ 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 resource significance."

The Project is not located within Mineral Resource Zone MRZ-1 or MRZ-2. Project impacts on availability of the Project site for mining would be less than significant.

Level of Significance Before Mitigation:

No Impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact

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

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: *Under the City's local significance threshold, the project would have significant effects if: The project site is located on land designated as Open Space, Mineral Resources (OS-MIN) by the General Plan.*

Plans, Policies, and Programs (PPPs)

No plans, policies, or programs apply to Project impacts on mineral resources.

Project Design Features (PDFs)

No Project design features apply to Project impacts on mineral resources.

Impact Analysis

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.³⁷ The Project site land use is designated as Highest Density Residential (HHDR) and Commercial Retail (CR). Therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

Level of Significance Before Mitigation:

No Impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact

Continued on Next Page.

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

4.13-Noise

The following analysis is based in part on the following technical report: *TTM39105 Residential Project Noise Impact Study*, RK Engineering Group, Inc., January 29, 2026, Appendix J.

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

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

Plans, Policies, and Programs (PPPs)

The following include existing regulatory requirements such as plans, policies, or programs, based on federal, state, or local law that apply to the Project and which effectively reduce or avoid impacts from noise. These requirements are also included in the Project's MMRP to ensure compliance.

PPP 4.13-1 In order to ensure compliance with General Plan Policy NE 3.4 *Construction Equipment*, it shall be required that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.

PPP 4.13-2 In order to ensure compliance with General Plan Policy NE 3.5 *Construction Noise*, commercial construction activities shall be limited within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and high noise-generating construction activities shall be limited to between 9:00 a.m. and 3:00 p.m.

Project Design Features (PDFs)

The proposed Project is designed to include all applicable mandatory components associated with the proposed uses that pertain to noise standards. The following PDFs are included as part of the Project to further reduce noise impacts. (Appendix J, pp. 1-3 & 1-4):

PDF 4.13-1 Any outdoor HVAC/condenser equipment should be shielded from the line of sight of the adjacent sensitive receptors behind noise barrier walls or enclosures.

- PDF 4.13-2** The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.
- PDF 4.13-3** The A “windows closed” condition is expected to be required for all residential units facing adjacent roadways in order to meet the interior noise standard.
- PDF 4.13-4** For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal, and leaks/cracks must be kept to a minimum. Attic vents and openings should be oriented away from the adjacent roadways.

Impact Analysis

Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from adjacent streets and activities from the Firestone Auto Care Facility. Three (3) short-term (1-hour) noise measurements were conducted as part of the Noise Impact Study (Appendix J) at three locations on the Project site. Location 1 (L-1) was located near the northwest corner of the proposed project site, approximately 260 feet southeast of the centerline of Limonite Avenue and approximately 30 feet east of the centerline of Baldwin Avenue. Location 2 (L-2) was located near the western boundary of the proposed project site, approximately 480 feet southeast of the centerline of Limonite Avenue and approximately 55 feet east of the centerline of Baldwin Avenue. Location 3 (L-3) was located near the southeastern corner of the proposed project site, approximately 665 feet southeast of the centerline of Limonite Avenue and approximately 470 feet east of the centerline of Baldwin Avenue.

Table 4.13-1 Ambient Noise Levels at Receiver Locations

Location	Noise Level (dBA)		
	Leq	Lmin	Lmax
L-1	59.3	41.9	83.9
L-2	53.3	43.1	72.6
L-3	48.4	40.3	67.0

Source: Noise Impact Study (Appendix J).

Continued on Next Page.

Noise Receiver Locations

Figure 4.13-1 Noise Measurement Locations



Source: Noise Impact Study (Appendix J).

Continued on Next Page.

Construction Noise Impact Analysis

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

Table 4.13-2. Typical Construction Equipment Noise Levels

Equipment Type	Noise Level at 50 Feet
Earth Moving	
Compactors (Rollers)	73 - 76
Front Loaders	73 - 84
Backhoes	73 - 92
Tractors	75 - 95
Scrapers, Graders	78 - 92
Pavers	85 - 87
Trucks	81 - 94
Materials Handling	
Concrete Mixers	72 - 87
Concrete Pumps	81 - 83
Cranes (Movable)	72 - 86
Cranes (Derrick)	85 - 87
Stationary	
Pumps	68 - 71
Generators	71 - 83
Compressors	75 - 86
Impact Equipment	
Pneumatic Wrenches	82 - 87
Jack Hammers, Rock Drills	80 - 99
Pile Drivers (Peak)	95 - 105
Other	
Vibrators	68 - 82
Saws	71 - 82

Source: Noise Impact Study (Appendix J).

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

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

The construction noise levels are expected to range from 58.4 dBA Leq to 71 dBA Leq at 500 feet. The construction noise analysis shows that the nearest receiver locations will satisfy the daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration*

Impact Assessment Manual. Additionally, compliance with the Jurupa Valley Municipal Code for construction noise would ensure that construction noise does not disturb sensitive receptors during hours when ambient noise levels are normally lower (i.e. nighttime hours)

Table 4.13-3 Construction Equipment Noise Levels at 500 Feet

Phase	Equipment	Quantity	Equipment Noise Level at 500 ft. (dBA Leq)	Combined Noise Level (dBA Leq)
Demolition	Concrete/Industrial Saws	1	70.3	71.0
	Rubber Tired Dozers	1	62.4	
Site Preparation	Tractors/Loaders/Backhoes	2	64.7	67.7
Grading	Graders	1	65.7	68.3
	Tractors/Loaders/Backhoes	1	64.7	
Building Construction	Tractors/Loaders/Backhoes	2	64.7	67.7
Paving	Rollers	2	60.7	63.7
Architectural Coating	Air Compressors	1	58.4	58.4
Worst-Case Construction Phase Noise Level (dBA Leq)				71.0
City of Jurupa Valley Daytime Construction Noise Threshold (dBA Leq)				80.0
Noise level exceeds criteria?				No

Source: Noise Impact Study, Appendix J.

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.³⁸ 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 Noise Impact Study (Appendix J, p. 6-2) found that existing traffic along Limonite is approximately 19,249 daily trips and the Project expects to generate a maximum of 554 daily trips, therefore amount of traffic generated by the Project will not double the amount of traffic along Limonite Avenue, either directly or cumulatively, and therefore the increase in roadway noise levels as a result of the project will be less than significant.

³⁸ Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

On-site Operational Noise Impacts

Adjacent off-site land uses would be potentially exposed to stationary-source noise impacts from heating, ventilation, and air conditioning (HVAC) equipment operation. However, Section 11.05.020 of the JVMC exempts motor vehicles and HVAC equipment from meeting the City's noise level standards.

Potential HVAC/condenser equipment noise was modeled as part of the Noise Impact Study and assumed that equipment would be located at ground level and shielded behind noise barrier walls/enclosures. The nearest potential HVAC location to the adjacent sensitive receptors will be located along the westernmost project buildings, a minimum of approximately 260 feet from Receptor-2. The expected noise level generated was estimated to be a maximum of 29.2 dBA Lmax during both daytime and nighttime hours. Therefore, impacts related to operation of the proposed project would be less than significant. No mitigation is required.

Conclusion

With implementation of **PPP 4.13-1** and **4.13-2**, the Project's noise impacts will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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

Significance Threshold: Under the City's local significance threshold, the project would have significant effects if: The project may have a significant impact if it creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receptors.

Plans, Policies, and Programs

These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on federal, State, or local law currently in place which effectively reduce impacts to ground borne vibration and ground borne noise levels.

Project Design Features

There are no PDFs that are related to the topic noise and vibration.

Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic 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 4.13-4.

Table 4.13-4 Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (PPV) at 25 Feet (in./sec.)	Approximate Vibration Level (LV) at 25 feet
Piledriver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Piledriver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

¹ Source: Federal Transit Administration (FTA). *Transit Noise and Vibration Impact Assessment Manual, Section 7: Noise and Vibration During Construction.*

The closest structure to the Project property line is minimally 30 feet from the property line at the Firestone Auto Care facility. According to the Project's Noise and Vibration Report (Appendix J) the estimated construction vibration level from a large bulldozer (worst case scenario) measured at 25-feet would create a vibration level of 0.172 in/sec PPV and calculated to approach 0.200 in/sec PPV at the closet structure which is below the City's 0.2 in/sec PPV threshold.

Table 4.13-5 Construction Vibration Impact Analysis

Construction Activity	Distance to Nearest Structure (Feet)	Duration	Calculated Vibration Level (PPV) (in./sec.)
Large Bulldozer	30	Continuous/Frequent	0.073
Loaded Trucks		Continuous/Frequent	0.062
Vibratory Rollers		Continuous/Frequent	0.172
Worst-Case Construction Vibration Level			0.172
Vibration Threshold ¹			0.200
Vibration level exceeds threshold?			No

¹ City of Jurupa Valley Construction Vibration Threshold of Significance.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

Threshold 4.13 (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: *Under the City's local significance threshold, the project would have significant effects if: The project may have a significant impact if it generates aircraft noise that exposes people residing or working in the vicinity of a private airstrip or within the Flabob Airport or Riverside Municipal Airport Land Use Compatibility Plan to noise levels in excess of the noise standards of said plans.*

Plans, Policies, and Programs

No plans, policies, or programs apply to project impacts related to airport noise.

Project Design Features

There are no Project Design Features (PDFs) applicable to the Project related to airport noise.

Impact Analysis

The Project consists of residential uses and will not expose people to excessive aircraft noise. The nearest airports are Flabob Airport, Riverside Municipal Airport, and Ontario International Airport which are 3.15 mi east, 1.77 mi southeast, and 8.98 mi west of the project site, respectively. The future airport noise contours for Flabob Airport and Riverside Municipal Airport based on the Riverside County Airport Land Use Compatibility Plan (Riverside County Airport Land Use Commission 2004) shows that the project site is outside the 55 dBA CNEL noise contour. Also, the airport noise contour for Ontario International Airport based on the Compatibility Policy Map: Noise Impact Zones from the LA/Ontario International Airport Land Use Compatibility Plan (City of Ontario 2011) shows that the project site is outside the 60 to 65 dBA CNEL noise contour. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from aircraft operations.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project is in an area that is currently undeveloped or unserved by major infrastructure, and the project would introduce unplanned infrastructure that was not previously evaluated in the General Plan.*

Plans, Policies, and Programs (PPPs)

There are no PPPs that are related to population and housing.

Project Design Features (PDFs)

There are no PDFs that are related to population and housing.

Impact Analysis

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

Based on the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2026*, the City's population as of January 1, 2026, is 105,349 with a ratio of persons per household of 3.64.³⁹ Based on the number of units times 3.64 persons per dwelling unit, the proposed Project would increase the City's population by approximately 309 persons. (3.64 persons/du with 85 units).

The Highest Density Residential designation allows for a maximum twenty to twenty-five (20 to 25) units per acre. The Proposed project site is approximately 4-acres net and includes 85 units or 21.25 DU/net ac, whereas under the existing land use for residential is approximately 3 acres and the maximum density with 25 DU/net ac would be approximately 75 units and would equate to a population of approximately 273 persons. The proposed Project would therefore result in an increase of approximately 36 persons when compared to the current land use and maximum density.

An increase of 309 persons in relation to the current population of 105,349 represents an increase of 0.29 % and would not induce substantial population growth. Additionally, the 273 persons increase using the current land use would represent an increase of 0.26 %.

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.

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.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant

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: Under the City's local significance threshold, the project would have significant effects if: The project site contains residential housing which will not be replaced with new residential housing on-site.

Plans, Policies, and Programs

There are no PPPs that are related to housing displacement.

³⁹ <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2026/>

Project Design Features

There are no PDFs that are related to housing displacement.

Impact Analysis

Under existing conditions, the Project site consists of developed parking lot and undeveloped vacant land and therefore does not currently provide any housing units, nor does it support a residential population, and would not result in any impacts to existing housing. Therefore, implementation of the Project would not displace a substantial number of existing housings, nor would it necessitate the construction of replacement housing elsewhere.

Level of Significance Before Mitigation

No impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No impact.

4.15-Public Services

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

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

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

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

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

Other Public Facilities: *The project will result in creating deficiencies to other public facilities the area that are not offset by the payment of development impact fees*

Plans, Policies, and Programs (PPPs)

PPPs that are related to public services are listed under each individual public service.

Project Design Features (PDFs)

There are no PDFs that are related to public services.

FIRE PROTECTION

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.

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County Jurupa Valley Fire Station No. 16 located approximately 1.2 roadway miles west of the Project site.

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.⁴⁰ 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.

Based on the above analysis, with implementation of **PPP 4.15-1** and **PPP 4.15-2**, impacts related to fire protection are less than significant.

POLICE PROTECTION

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.

Impact Analysis

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 services⁴¹. 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 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.

SCHOOLS

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:

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

⁴¹ Ibid.

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

Impact Analysis

The Project proposes 85 new residential units that would result in a population increase of approximately 309 residents. The increase in population may directly result in additional students to be served by the Jurupa Unified School District.

Schools serving the Project site include Granite Hills Elementary, Mission Middle, and Jurupa Valley High School. Table 4.15-1, *Project Student Populations*, provides an estimate of the number of K-12 grade level students by school type that would be generated by the Project. The estimate use student generation rate is specific to JUSD and are based on general citywide single- and multifamily housing developments. Student generation rates are used by school districts to estimate the number of students generated by new development to determine whether or not existing school facilities would be adequate for future students.

Table 4.15-1 also calculates the addition of net new students that could be generated at Project buildout to the current enrollment to determine if there would be adequate capacity at schools serving the Plan Area.

Table 4.15-1 Project Student Populations

Grade Level	Student Generation Rates	Project Residences	Project Generated Students	Current Enrollment (2024-2025)	Current Enrollment + Project	Total Capacity	Remaining Capacity
Elementary School	0.3223	85	27	9,743	9,770	11,031	1,261
Middle School	0.0918		8	2,428	2,436	3,037	601
High School	0.1958		17	5,351	5,368	6,982	1,614
Total	0.69099	85	52	17,815	17,867	21,050	3,183

Sources: Education Data partnership: <https://www.ed-data.org/district/Riverside/Jurupa-Unified> Accessed April 29, 2026 Residential and Commercial/Industrial Development Fee Justification Schedule (2020)

https://jurupausd.org/board/Jurupa%20Schools%20Facilities%20Agendas/DFJS%20JURUPA%20USD%202024_FINAL.pdf#search=student%20generation%20factors Accessed: April 29, 2026.

The Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Based on the above analysis, with implementation of PPP 4.14-2 and 4.14-3, impacts related to schools are less than significant.

PARKS

Plans, Policies, or Programs (PPP)

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

PPP 4.14-2 above is applicable to the Project

PPP 4.14-4 Prior to the issuance of a building permit, the Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.

Impact Analysis

The Project proposes 85 residential units that may increase the overall population of the City and generate additional need for parkland. The proposed Project site includes recreational facility such as a dog park pet walk area within the proposed basins, 27,721 square feet of common open space that includes a 540 square foot tot lot play area, and 10,529.4 square feet of private open space for ground floor units.

Additionally, several public parks are within proximity to the Project site including Clay Park located approximately 0.7 miles southeast, Horseshoe Lake Park located approximately 1.4 miles southwest, and Santa Ana River Regional Park, located approximately 1.7 miles southwest.

Therefore, with implementation of **PPP 4.14-4**, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks or recreational facilities or the need for new or physically altered parks or recreational facilities. Refer to Section 4.15, *Recreation*, for further discussion.

OTHER PUBLIC FACILITIES

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 above is applicable to the Project.

Impact Analysis

Library services are provided to the City by the Riverside County Library System (RCLS). The closest RCLS facility closest to the Project site is the Glen Avon Library, approximately 3.4 miles to the northeast of the Project site. Project impacts on the RCLS would include needs for increased staffing, increased collection budget, and increased operating hours. Although future Project residents would be mainly served by the Glen Avon Library, they would have access to all libraries within RCLS's system. Additionally, demand on library services would be incremental and would not require the need for new or expanded physical library facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. 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.⁴²

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

⁴² Ibid.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project proposes a General Plan Amendment which could result in an increase in population over that projected in the adopted General Plan and the project will result in an increase in the of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.*

Plans, Policies, and Programs (PPPs)

These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on federal, State, or local law currently in place which effectively reduce impacts to recreation. The following applies to the Project and would reduce impacts on recreational resources. These requirements are included in the Project's MMRP to ensure compliance:

PPP 4.16-1 Funding for Parks Required from New Development. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.5 requiring new development to provide funding and/or long-term implementation strategies for the acquisition and improvement of active and passive parks, open space, and recreational sites, when appropriate.

PPP 4.16-2 Parkland Dedication Required for New Residential Subdivisions. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.6 requiring that parkland or open space dedication and improvement occur prior to, or concurrent with, construction, as a condition of approval of new residential subdivisions.

PPP 4.16-3 Required Dedication and/or Fees. The Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.

Project Design Features (PDFs)

There are no specific project design features relevant to project impacts on recreation.

Impact Analysis

The Project would result in the development of 85 dwelling units, open space areas, internal street network, landscaping, and street improvements. The additional dwelling units would result in an increase in the number of residents in the City, which could lead to an increase in demand for existing City parks and recreational facilities. Pursuant to Section 7.25.020(H)(2) of the City's Municipal Code, the estimated increase in population contributed by the Project for the purposes of parks and recreation would be 309

people. Based on the requirements of 3 acres of parkland per 1,000 residents, the Project buildout would require a total of 0.93 acres of parkland.

The recreational amenities proposed include a dog park pet walk area within the proposed onsite basins, 27,721 square feet of common open space including a 540 square foot tot lot play area, and 10,529.4 square feet of private open space for ground floor units. In addition to the recreational improvements associated with the residential development, the Project is required to dedicate parkland and/or pay in-lieu fees for acquisition and/or improvement of parkland pursuant to City of Jurupa Valley Municipal Code Section 7.25.020. Impacts would be less than significant after dedication of parkland and/or payment of in-lieu fees.

Level of Significance Before Mitigation:

With implementation of **PPP 4.16-1**, Funding for Parks Required from New Development; **PPP 4.15-2**, Parkland Dedication Required for New Residential Subdivisions; and **PPP 4.15-3**, Required Dedication and/or Fees, impacts on park facilities would be less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less Than Significant.

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: *Under the City's local significance threshold, the project would have significant effects if: a project includes recreational facilities or requires the construction or expansion of recreational facilities, significant impacts may occur if any of the Significance Thresholds identified in these Guidelines are exceeded.*

Plans, Policies, and Programs (PPPs)

There are no specific PPPs relevant to project impacts on recreation.

Project Design Features (PDFs)

There are no specific project design features relevant to project impacts on recreation.

Impact Analysis

As noted above, the Project would provide recreational amenities including a dog park walk area, tot lot, public open space, and private open space. The construction of these recreational amenities would occur within the boundaries of the Project site and would be inherent to the Project's construction phase, which are considered and analyzed throughout this MND. Per the analysis provided above under Threshold a, development of the Project in addition to the recreational improvements associated with the residential

development, the Project is required to dedicate parkland and/or pay in-lieu fees for acquisition and/or improvement of parkland pursuant to City of Jurupa Valley Municipal Code Section 7.25.020. Therefore, implementation of the Project would not result in significant impacts relating to new and/or expanded park and recreational facilities.

Level of Significance Before Mitigation:

With implementation of **PPP 4.16-1**, Funding for Parks Required from New Development; **PPP 4.15-2**, Parkland Dedication Required for New Residential Subdivisions; and **PPP 4.15-3**, Required Dedication and/or Fees, impacts on park facilities would be less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less Than Significant.

4.17-Transportation

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

Traffic Memorandum for the Proposed Camino Real 11-Unit Single-Family Residential Project, Psomas, dated March 31, 2026, and is included as Appendix K.

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

Plans, Policies, and Programs (PPPs)

These include existing regulatory requirements such as plans, policies, or programs applied to the proposed Project based on federal, State, or local law currently in place which effectively reduce impacts to transportation.

PPP 4.17-1. As required by General Plan Policy ME 3.9, public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.

- PPP 4.17-2.** As required by General Plan Policy ME 3.11, development projects and site plans must be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network.
- PPP 4.17-3.** As required by General Plan Policy ME 3.17, development project designs must ensure safe pedestrian access from developments to existing and future transit routes and terminal facilities.
- PPP 4.17-4.** As required by General Plan Policy ME 3.21, developments must include safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements.
- PPP 4.17-5.** As required by General Plan Policy ME 8.2, projects must limit driveway locations and/or number based upon the street's General Plan classification and function. Driveways shall be located a sufficient distance away from major intersections and designed to allow for safe, efficient operation and minimize traffic conflicts.
- PPP 4.17-6.** As required by General Plan Policy ME 8.10, developers shall be responsible for right-of-way dedication and improvements that provide access to and enhance new developments. Improvements include street construction or widening, new paving, frontage improvements like curb, gutter, sidewalks, street trees, trails and parkways, installation of traffic signals, pavement markings and annunciators, and other facilities needed for the safe and efficient movement of pedestrians, bicyclists, equestrians, and motor vehicles.

Project Design Features (PDFs)

The Project's proposed improvements as follows would be conditions of approval:

Internal Streets

In-tract private streets identified as Streets "A", "B", "C", "D", "E", "F", and "G" on the tentative exhibit shall be designed to full width within the private right-of-way as shown on the Tentative Map Exhibit. Applicant shall dedicate easements for public utilities and drainage purposes together with the right of ingress and egress for emergency vehicles.

- Proposed residential driveways as shown on the referenced exhibit(s) shall be per Riverside County Standard Plan No. 207.
- In-tract street plans shall include accessibility plan or exhibit identifying accessible routes, required accessible parking, common-use areas, accessible dwelling units, and internal pedestrian circulation from/to designated common-use facilities and sidewalk in public right-of-way.

Offsite Streets

Baldwin Avenue

Baldwin Avenue along the project's frontage is a paved city-maintained street and is identified as a Local Street with an ultimate right-of-way width of 60-feet. Applicant shall dedicate right-of-way along the project frontage to an ultimate half width right-of-way of 30-feet from centerline. Improvements shall include full-width pavement treatment; clearing and grubbing within the public right-of-way to the discretion of the City Engineer; curb and gutter repairs to the satisfaction of the City Engineer; streetlights; removal, relocation and/or undergrounding of existing overhead utilities as applicable per City Municipal Code; and landscaping of the parkway. All improvements shall be per City standard and follow Riverside County Standard No. 105A.

Baldwin Avenue improvements include:

- Access to the site from Baldwin Avenue shall be provided via the two access points shown on the tentative exhibit. The access points shall be design as street intersection providing, at minimum, ADA compliant curb ramps and streetlighting. The westbound leg of the intersections shall be stop-controlled for traffic exiting the project site.
- All private improvements shall be kept within private property, including call boxes, gates, and medians (if any are anticipated).

The southerly access is shown within the right-of-way of the Baldwin Avenue and Pedley Road intersection. Prior to approval of the improvement plans, the Applicant shall prepare an intersection sight distance and geometric analysis for the intersection of Baldwin Avenue and Pedley Road, including evaluation of the proposed southerly driveway access. The analysis shall evaluate intersection sight distance, stopping sight distance, driveway spacing, and access geometry based on existing and proposed roadway grade and alignment. The analysis shall demonstrate compliance with applicable City standards and engineering regulations

Impact Analysis

The City is served by transit service by the Riverside Transit Agency (RTA), the closest routes to the Project site are Route 21 and 29 with stops on Limonite and Baldwin approximately 550 feet northeast near the Firestone Complete Auto Care Center and Limonite and Pedley approximately 1,120 feet northwest from the Project site.

The Project is not proposing any improvements that would interfere with current transit service or bicycle travel. In addition, the Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

Consistency with City of Jurupa Valley General Plan

As presented in throughout this MND, the Project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, including policies outlined in the City's General Plan.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant

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

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.

Plans, Policies, and Programs

There are no PPPs that are related to VMT.

Project Design Features

Impact Analysis

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

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

Based on the *TTM39105 Residential Project Revised Trip Generation Screening & Vehicle Miles Travelled (VMT) Analysis (Traffic & VMT Analysis)*, the Project does not meet any of the screening criteria and as such a VMT analysis was conducted.

Project VMT Impact Assessment

The RIVCOM VMT post-processing tool was used to calculate daily home-based vehicle miles traveled (VMT) for the Base Model Year 2018 and Cumulative Year 2045 scenarios. VMT statistics for the Baseline Year 2024 scenarios were derived by interpolating the results from the Base Model Year 2018 and Cumulative Year 2045 scenarios.

Table 4.17-1 RIVCOM Project Impact on VMT Assessment

TAZ	VMT Metrics	Base Model Year 2018		Cumulative Model Year 2045			Baseline Year 2024 ¹		
		No Project	With Project	No Project	With Project	Net VMT Impact	No Project	With Project	Net VMT Impact
853	Total Home-Based VMT	59,627.30	59,561.30	70,277.20	70,253.80	-23.4	61,994.00	61,937.40	-56.6
	Total Household Population	3,788	4,146	4,299	4,657	358	3,902	4,260	358
Project HB-VMT/Capita				16.3	15.1	-0.1	15.9	14.5	-0.2
VMT Threshold of Significance				15.7					
Exceeds the Threshold of Significance?				Yes	No	No	Yes	No	No

¹ Linear Interpolation between Years 2018 and 2045 "Scenarios to develop the home-based VMT for Baseline Year 2024 scenarios.

Table 4.17-1 presents the total home-based VMT, total population, and home-based VMT per capita for the interpolated Baseline Year 2024 scenarios. These values were calculated using the total home-based VMT and population associated with the Base Model Year 2018 and Cumulative Year 2045 scenarios.

As presented in **Table 4.17-1**, the Project Traffic Analysis Zone (TAZ) generates 15.9 home-based VMT per capita under the Baseline No-Project scenario, consistent with the results of the Western Riverside Council of Governments (WRCOG) screening tool. Under the Baseline With-Project scenario, the Project TAZ generates 14.5 home-based VMT per capita, which is below the City of Jurupa Valley's significance threshold of 15.7 VMT per capita.

The analysis also indicates that the Project would reduce total home-based VMT within the TAZ by 56.6 VMT when comparing the Baseline With-Project scenario to the Baseline No-Project scenario. This reduction results in a net project VMT of -0.2 home-based VMT per capita. Therefore, the Project's net VMT generation would not exceed the City's significance threshold under baseline conditions.

Because the Project proposes to amend the General Plan land use designation from Business Park (BP) to Highest Density Residential (HHDR), a cumulative VMT analysis is also required.

As further shown in **Table 4.17-1**, the Project TAZ generates 15.1 home-based VMT per capita under the Cumulative With-Project scenario, which is below the City of Jurupa Valley's significance threshold of 15.7 VMT per capita. The analysis also indicates that the Project would reduce total home-based VMT within the TAZ by 23.4 VMT compared with the Cumulative No-Project scenario. This reduction results in a net project VMT of -0.2 home-based VMT per capita. Accordingly, the Project's net VMT generation would not exceed the City's significance threshold under cumulative conditions.

Based on the results of the VMT analysis, the Project would result in a less-than-significant VMT impact under both Baseline Year 2024 and Cumulative Year 2045 conditions.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant

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): Under the City's local significance threshold, the project would have significant effects if: A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.

Significance Threshold (Incompatible Use): Under the City's local significance threshold, the project would have significant effects if: The Project would be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard.

Plans, Policies, and Programs

There are no PPPs applicable to the Project related to transportation hazards.

Project Design Features

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

Impact Analysis

Implementation of the Project would not require major road closures or otherwise increase hazards due to sharp curves or dangerous intersections. However, some minor improvements would be required for the proposed circulation improvements such as the establishment of a secondary network of emergency vehicle access routes, which would connect to the existing street network and may require temporary closure of public streets. Any minor road closure would be temporary and would only be necessary during the construction activities associated with these improvements. All proposed road closures would also be subject to review and approval by the City to ensure hazards would not occur. Upon completion of the improvements, all road conditions would be restored to normal.

Access to the site is already in place from the roadways abutting the Project site. The Project is proposing the following street improvements that will meet City standards.

In addition, the Project is located in an area developed with existing commercial, light industrial, and future residential, and as such, 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.

The Project would take access from the existing access points on Baldwin Avenue. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles. The Project area is

generally characterized as residential, commercial, and vacant land uses. Traffic generated by the Project would be typical of a residential and commercial development and be compatible with the type of traffic generated by the surrounding development. At Project completion, improvements to the circulation network would improve vehicular and pedestrian mobility in the Project site and its surrounding areas. Project roadway improvements would be designed to be consistent with the City's Improvement Standard Drawings for Road Standards maintained by the City Public Works Department. The City of Jurupa Valley Traffic Engineering Division reviewed the Project's application materials (refer to Section 3.0, Project Description) and determined that no hazardous transportation design features would be introduced by the Project. Additionally, at the time of final grading, landscape, and street improvement plans, the City will review Project access points to ensure adequate sight distance. Accordingly, the proposed Project would not create or substantially increase safety hazards due to a design feature or incompatible use. The Project would result in a less than significant impact.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant

Threshold 4.17(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: Under the City's local significance threshold, the project would have significant effects if:

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

Plans, Policies, and Programs

PPP 4.9-4 from Section 4.9, *Hazards and Hazardous Materials*, is applicable to the Project and repeated here:

PPP 4.9-4 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

Project Design Features

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

Impact Analysis

The Project would take access from existing roadways abutting the site. During 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. In addition, the Project is located in a developed area with light industrial, 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.

Furthermore, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. Parking area access and internal circulation are designed to ensure safety, efficiency, and convenience, and provide adequate areas for maneuvering, stacking, and accommodating emergency vehicles. Moreover, the Project Applicant would be required to comply with **PPP 4.9-4** which would ensure that the Project is designed and constructed to provide adequate emergency access for emergency vehicles. Therefore, the Project would not result in inadequate emergency access and a less than significant impact would occur.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant

4.18-Tribal Cultural Resources

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

Historical/Archaeological Resources Survey Report, CRM Tech, dated December 27, 2024, updated February 12, 2026, and is included as Appendix C.

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

Significance Threshold: Under the City's local significance threshold, the project would have significant effects if: The project causes a substantial adverse change or materially alters sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are 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 is 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 residential and commercial activities.

Research and Conclusions

A record search was conducted at the University of California, Riverside, Eastern Information Center,

A records search determined that portions of the project area had been included in at least six previous cultural resources investigations conducted between 1973 and 2014. However, no prior study had systematically surveyed the entire project area for cultural resources before the current investigation (Appendix C, Figure 5).

In 1991, a historic-period archaeological site was recorded along the northern boundary of the project area. Designated as Site 33-004270 (CA-RIV-1270H) in the California Historical Resources Inventory, the site consisted of a plow-disturbed scatter of historic refuse (Everson et al. 1991). Surface observations documented a variety of artifacts, including glass bottle and windowpane fragments, corroded metal cans, white porcelain, and glazed ceramic sherds (ibid.). A representative sample of these materials was later collected, and the site has since been buried beneath paved parking areas and landscaped improvements.

The records search conducted by CRM Tech also identified 41 additional cultural resources studies within a one-mile radius of the project area, encompassing a variety of parcels and linear corridors (Appendix C, Figure 5). These investigations recorded 32 additional cultural resources, including both prehistoric and historic-period sites.

Of the recorded resources, 11 were prehistoric Native American sites, consisting primarily of bedrock milling features—the most frequently encountered type of prehistoric resource in the Riverside–Jurupa Valley region—as well as pictographs and scattered lithic tools and flakes.

The remaining 21 resources were associated with the historic period and included 20 archaeological sites and one isolate, defined as a location containing fewer than three artifacts. Most represented built-environment resources, such as buildings, irrigation systems, a bridge, a wastewater treatment facility, powerlines, and aqueducts. Additional historic archaeological sites included structural foundations, while the isolate consisted of fragments of a sun-colored amethyst glass jar. None of these previously recorded resources are located within or adjacent to the project area; therefore, they would not be affected by the proposed Project.

Implementation of Mitigation Measures **CR-1** through **CR-3** will ensure impacts remain less than significant. Mitigation Measures **TCR-1** through **TCR-3** will address if any historic cultural resources are also historic tribal cultural resources.

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 4.18 (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 (AB52)

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.

As part of CRM TECH's Historical/Archaeological Resource Survey Report an inquiry was made to the NAHC for a Sacred Lands Files search. As stated in a letter dated November 8, 2024, and included in CRM TECH's report the Sacred Lands File search identified no Native American cultural resources in or near the project area. Noting that the absence of specific site information would not necessarily indicate the absence of cultural resources, however, the NAHC recommended that local Native American groups be consulted for further information and provided a referral list of potential contacts in the region.

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
- Yuhaaviatam of San Manuel Nation (YSMN)

All three Tribes requested consultation and as a result of the AB-52 consultation process, the following Mitigation Measures **TCR-1** through **TCR-3** are required.

Level of Significance Before Mitigation

Potentially significant.

Mitigation Measures

MM- TCR-1: Native American Monitoring Agreement. Prior to the commencement of any ground-disturbing activities, including but are not limited to clearing, demolition, pavement removal, potholing, auguring, grubbing, tree and vegetation removal, grading, excavation, trenching, and similar activities, the Applicant shall enter into a Monitoring Agreement(s) with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b).

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

- a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.
- b) Conduct a Pre-Grade Meeting with the Project archeologist, Consulting Tribe(s), and grading contractor(s).
- c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of this Initial Study/Mitigated Negative Declaration, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, consultation pursuant to **MM-TCR-2**, and implementation of any required treatment measures.
- d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the remaining ground-disturbing activities are located entirely within previously disturbed areas that the Consulting Tribe(s) and Project Archaeologist determine have little or no potential to affect Tribal Cultural Resources.

The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department prior to any ground disturbing activity or the issuance of a grading permit whichever occurs first 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, an unanticipated Tribal Cultural Resource is identified, avoidance and preservation in place shall be the preferred treatment consistent with Public Resources Code § 21084.3. Data recovery, excavation, or removal shall only be considered if preservation in place is determined infeasible. The City in consultation with the Consulting

Tribe(s), and the Project Archaeologist, shall determine whether preservation in place is feasible. If the City determines preservation is infeasible the reasons for determining preservation infeasible shall be documented in writing.

Additionally, the following procedures shall be followed:

- a) The Consulting Tribe(s) shall be notified within 24 hours of any discovery of a potential Tribal Cultural Resource. Ground disturbance within the discovery area shall not resume until the Consulting Tribe(s) have inspected the discovery or declined the opportunity to do so after reasonable notice. The Consulting Tribe(s) shall participate in evaluating its significance and consult with the City and Project Archaeologist regarding appropriate treatment.
- b) 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.
- c) In the event the unanticipated discovery includes human remains and/or cremations, or funerary objects associated with grave goods, all applicable provisions of the Health and Safety Code and Public Resources Code, and other applicable laws shall be followed. No photographs are to be taken except by the coroner, unless written approval by the Consulting Tribe(s) is received.
- d) Information regarding the location, nature, and character of Tribal Cultural Resources shall be treated as confidential to the fullest extent permitted by applicable law.
- e) 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 and the City of Jurupa Valley Community Development Department shall confer regarding the significance of the discovery and the appropriate treatment of the resource, including determining whether the resource:
 1. Constitutes a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
 2. 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. Meets the criteria 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.
- f) Where preservation in place is determined feasible, the Project Applicant shall preserve Tribal Cultural Resources in place through project redesign, environmentally sensitive exclusion areas, protective capping, or other methods developed in consultation with the Consulting Tribe(s) consistent with Public Resources Code § 21084.3.

- g) 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)] and cannot be feasibly preserved in place the treatment and disposition of Native American Tribal Cultural Resources shall be developed in consultation with the Consulting Tribe(s) consistent with Public Resources Code §21084.3 and other applicable laws.

If multiple Consulting Tribes 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.

- h) 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 in good faith for the purpose of seeking agreement regarding appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource.
- i) If the City determines that recommendations made by the Consulting Tribe(s) regarding treatment cannot be implemented, the City shall document in writing the reasons for its determination and include those reasons in the project record.

Implementation of Treatment Measures.

Any treatment at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be developed in consultation with the City, the Project Archaeologist and the Consulting Tribe(s). Any treatment plan shall be incorporated into, or prepared consistent with, the Archaeological Treatment Plan required under Mitigation Measure **MM-CR-2**. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

MM-TCR-3: Tribal Cultural Resources Final Report: If a Tribal Cultural Resource is identified during project implementation, the Final Report shall document the discovery, evaluation, treatment measures implemented, and the disposition of the resource, while fully maintaining confidentiality of sensitive Tribal Cultural Resource information to the fullest extent permitted by law. Information regarding the location or character of Tribal Cultural Resources shall be redacted from any publicly available version of the report.

The documentation required by this mitigation measure shall be incorporated into the Final Report required by Mitigation Measure **MM-CR-3** of this Initial Study/Mitigated Negative Declaration.

Level of Significance After Mitigation

Less than significant.

Continued on Next Page.

4.19-Utilities and Service Systems

The following analysis is based in part on the “*Water and Sewer Will Serve Letter*”, Jurupa Community Services District, dated December 2, 2025, and is included as Appendix I.

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

Significance Threshold: *Under the City’s local significance threshold, the project would have significant effects if: The installation of water, wastewater treatment, storm water drainage, electric power, natural gas, telecommunication facilities impacts any of the environmental topics in this Initial Study to a degree that impacts cannot be mitigated to less than significant levels.*

Plans, Policies, and Programs (PPPs)

These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on federal, State, or local law currently in place which effectively reduce impacts to utilities and service systems. The following applies to the Project and would reduce impacts relating to utilities and service systems. These requirements are included in the Project’s MMRP to ensure compliance:

PPP 4.19-1 Compliance with Jurupa Community Services District Requirements. The Project must comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and fees for commercial and industrial projects regarding water and sewer services.

Project Design Features (PDFs)

There are no PDFs applicable to the Project related to the topic of utilities and services.

Impact Analysis

Water Service

The Project will connect to the existing water service available from the existing 8-inch waterline Baldwin Avenue fronting the Project site.

Sewer Service

The Project will connect to the existing sewer service available from the existing 10-inch diameter line in Baldwin Avenue fronting the Project site.

Storm Drainage Improvements

Drainage for the proposed Project will consist of storm drains, catch basins, and bio-retention basin. The site drains from the northeast to the southwest through the proposed storm drain lines and conveyed to the water quality and bio-retention basin located in the southwest corner of the project site.

Electric Power Facilities

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

Natural Gas Facilities

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

Telecommunication Facilities

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

Conclusion

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: Under the City's local significance threshold, the project would have significant effects if: The water purveyor (e.g., Jurupa Community Services District, Rubidoux Community Services District, Santa Ana Water Company) not being able to supply sufficient water for the project during normal, single-dry, and multiple-dry years over the next 25 years as described in their respective Urban Water Management Plans.

Plans, Policies, and Programs (PPPs)

These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on federal, State, or local law currently in place which effectively reduce impacts to utilities and

service systems. The following applies to the Project and would reduce impacts relating to utilities and service systems. These requirements are included in the Project's MMRP to ensure compliance:

PPP 4.19-1 Compliance with Jurupa Community Services District Requirements. The Project must comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and fees for commercial and industrial projects regarding water and sewer services.

Project Design Features (PDFs)

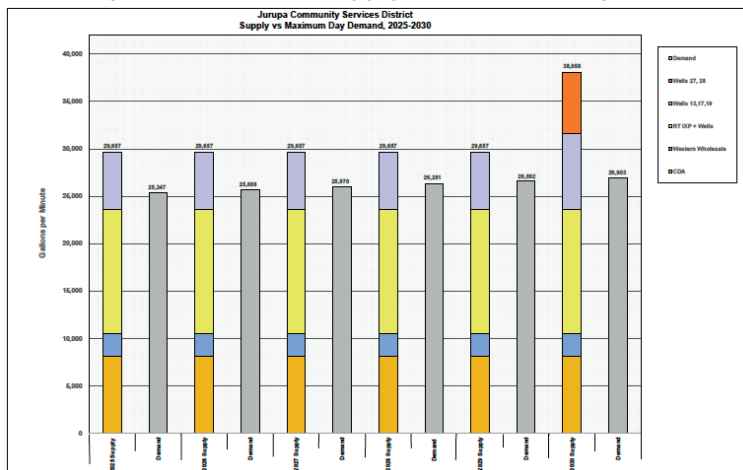
There are no PDFs applicable to the Project related to the topic of utilities and services.

Impact Analysis

Water service would be provided to the Project site by Jurupa Community Services District (JCSD). JCSD has estimated the Project's water demand at 22.98 acre-feet/year. JCSD issued a Water and Sewer Will Serve Letter (Appendix I) stating that the District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2020 Urban Water Management Plan, and its short-term current customers' needs and that of the proposed development as shown in Figure 4.19.1, *Jurupa Community Services District Supply vs Maximum Day Demand, 2025-2030*.

JCDS issued Water and Sewer Will Serve Letter (Appendix I) states that water service is available from an existing 8-inch waterline in Baldwin Avenue along the frontage of the Project site.

Figure 4.19-1
Jurupa Community Services District Supply vs Maximum Day Demand, 2025-2030.



Level of Significance Before Mitigation:

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: The project results in the City of Riverside Water Quality Control Plant (RWQCP), which provides wastewater treatment services to the Jurupa Community Services District and the Rubidoux Community Services District, to exceed its capacity for wastewater treatment.*

Plans, Policies, and Programs (PPPs)

PPP 4.19-1 shall apply.

Project Design Features (PDFs)

There are no PDFs applicable to the Project related to the topic of wastewater services.

Impact Analysis

Wastewater treatment service would be provided to the Project site by Jurupa Community Services District (JCSD). JCSD has estimated the Project's wastewater demand at 0.0147 MGD (millions of gallons per day). JCSD issued a Water and Sewer Will Serve Letter (Appendix I) states that existing sewer service is available from the existing 10-inch diameter line in Baldwin Avenue along the Project site frontage. In addition, 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 amount of wastewater that would be generated by the Project is much less than one percent of total remaining daily treatment capacity at the WRCRWA. Therefore, sufficient wastewater treatment capacity available to serve the Project's projected demand in addition to the provider's existing commitments. Implementation of the Project would result in a less than significant impact.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: Under the City's local significance threshold, the project would have significant effects if: It does not participate in programs intended to meet waste diversion requirements of the General Plan as stated below:

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

Plans, Policies, and Programs (PPPs)

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 4.19-2 The Project shall comply with Section 4.408 of the 2022 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa Valley shall review and verify the Contractor's documentation that confirm the volumes and types of waste that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDFs)

There are no Project Design Features applicable to the Project related to the topic of solid waste.

Impact Analysis

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

Table 4.19-1. Capacity of Landfills Serving Jurupa Valley

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
Badlands Sanitary Landfill	34,400,000	4,900,000	1/1/2059
El Sobrante Landfill	209,910,000	121,083,583	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, July 2026.

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 4.19-2** will ensure that construction waste impacts are less than significant.

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

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *Summary of CalEEMod Model Runs and Output* (Appendix A-1), the Project would generate approximately 62.96 tons of solid waste per year or 0.17 tons per day. Table 4.19-2 compares the Project's waste generation against the remaining landfill capacity.

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

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	4,800	0.17	< 0.004%
El Sobrante Landfill	16,054	0.17	< 0.001%

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

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant.

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: *Under the City's local significance threshold, the project would have significant effects if: It does not participate in individual programs (i.e., solid waste pickup, recycling) identified the Countywide Integrated Waste Management Plan (CIWMP) which was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939).*

Plans, Policies, and Programs (PPPs)

PPP 4.18-2 shall apply.

Project Design Features (PDFs)

There are no Project Design Features applicable to the Project related to the topic of solid waste.

Impact Analysis

The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Assembly Bill 341 sets a Statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses. City of Jurupa Valley General Plan Policy CSSF 2.66 *Waste Diversion* sets a goal of at least the minimum construction and demolition waste diversion requirement of 75 percent.

The Project is required to coordinate with Burrtec Waste Industries, Inc., the waste hauler, to develop collection of recyclable material for the Project on a common schedule as set forth in applicable local, regional, and state programs identified in the Countywide Integrated Waste Management Plan (CIWMP). Recyclable materials that could be recycled by the Project include paper products, glass, aluminum, and plastic. Additionally, the Project would be required to implement **PPP 4.18-2** and comply with applicable elements of AB 939, and other applicable local, state, and federal solid waste disposal standards. This would ensure that the solid waste stream to regional landfills is reduced in accordance with existing regulations. Accordingly, impacts would be less than significant.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

Less than significant

4.20-Wildfire

Threshold 4.20 (a). 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: Under the City's local significance threshold, the project would have significant effects 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's 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?

Plans, Policies, and Programs (PPPs)

No plans, policies, or programs apply to Project related to wildfire.

Project Design Features (PDFs)

No project design features apply to Project related to the topic of wildfire.

Impact Analysis

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

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

Level of Significance Before Mitigation

No Impact.

Mitigation Measures

Mitigation is not required.

Level of Significance After Mitigation

No Impact.

Threshold 4.20 (b)	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 (c)	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 (d)	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 (e)	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: *Under the City's local significance threshold, the project would have significant effects 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, transportation, and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels.

- **BIO-1:** Migratory/Nesting Bird Survey and Protection
- **CR-1:** Archaeological Monitoring
- **CR-2:** Archeological Treatment Plan
- **CR-3:** Cultural Resources Final Report
- **CR-4:** Worker Environmental Awareness Program
- **GEO-1:** Paleontological Monitoring
- **GEO-2:** Paleontological Treatment Plan
- **HAZ-1:** Gas Pipeline Mitigation Right-of-Way
- **HAZ-2:** Gas Pipeline Mitigation Building Material
- **HAZ-3:** Gas Pipeline Mitigation Disclosure
- **HAZ-4:** Gas Pipeline Mitigation Emergency Contacts
- **HAZ-5:** Gas Pipeline Mitigation Reporting Procedures
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery
- **TCR-3:** Tribal Cultural Resources Final Reporting

Level of Significance Before Mitigation

Potentially Significant

Mitigation Measures

Mitigation Measures **BIO-1**, **CR-1**, **CR-2**, **CR-3**, **GEO-1**, **GEO-2**, **HAZ-1** through **HAZ-5**, and **TCR-1** through **TCR-3** are required.

Level of Significance After Mitigation

Less than significant.

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

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, Geology and Soils (Paleontological 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.

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, Nesting Birds are known to be located within the regional area potentially. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, **Mitigation Measures BIO-1** is required to ensure any impacts remain less than significant.

Overall, the loss of about 4.00-acres 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, given the presence of similar habitat throughout the surrounding region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search, and field survey 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-4**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils (Paleontological Resources)

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

Tribal Cultural Resources

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted through 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, Geology, and Soils (Paleontological Resources), and Tribal Cultural Resources. Potential impacts to these resources are mitigated by **Mitigation Measures BIO-1, CR-1, CR-2, CR-3, CR-4, GEO-1, GEO-2, HAZ-1 through HAZ-5, and TCR-1** through **TCR-3**. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

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

Level of Significance Before Mitigation

Potentially Significant

Mitigation Measures

Mitigation Measures **BIO-1, CR-1, CR-2, CR-3, GEO-1, GEO-2, HAZ-1 through HAZ-5, and TCR-1 through TCR-3** are required.

Level of Significance After Mitigation

Less than significant.

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

Impact Analysis

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 does not cause or result in 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, or Wildfire. As such, impacts are considered less than significant, and no mitigation is required.

Level of Significance Before Mitigation

Less than Significant

Mitigation Measures

No mitigation required.

Level of Significance After Mitigation

Less than significant.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA25029 Renaissance Townhome Project

DATE: August 31, 2026

PROJECT MANAGER: Reynaldo Aquino, Senior Planner

PROJECT DESCRIPTION: The Project proposes a Specific Plan Amendment (SPA) No. PLN25-00000-00208, General Plan Amendment (GPA) No. 25003, Change of Zone (CZ) No. 25002, Site Development Permit (SDP) No. 25038, Tentative Tract Map (TTM) No. 39105, and Tentative Parcel Map (TPM) No. 39161.

General Plan Amendment (GPA) No. 25003

The existing land use for APN 163-400-042 is Highest Density Residential (HHDR) and Commercial Retail (CR) with the land use for APN 163-400-045 being CR. The Project proposes a General Plan Amendment from CR to HHDR for the portion of APN 163-400-042 that is CR and APN 163-400-045 which is entirely CR.

Change of Zone (CZ) No. 25002

The existing zoning for APN 163-400-042 is R-3 (General Residential) and C-P-S (Scenic Highway Commercial) with the zoning for APN 163-400-045 being C-P-S (Scenic Highway Commercial). The Project proposes a change of zone (CZ) from C-P-S to R-3 for the portion of APN 163-400-042 that is C-P-S and APN 163-400-045 which is entirely C-P-S.

Specific Plan Amendment (SPA) No. PLN25-00000-00208

The Project requires a SPA to remove the parcels from the Mission De Anza Specific Plan (MDASP). The MDASP predates the City and was adopted by Riverside County in 1974 with multiple amendments approved during the 1980's. Since the City's incorporation in 2011 the MDASP has been amended removing numerous parcels from the SP, as such the MDASP is outdated.

Site Development Plan (SDP) No. 25038

The Project requires a site development permit (SDP) as it is proposing changes in zoning and new construction to establish residential uses in the R-3 General Residential Zone. The SDP includes approximately 5.56 gross acres (4.0 acres net).

Tentative Parcel Map (TPM) No. 39161

The Project proposes a tentative parcel map (TPM) for finance and conveyance purposes with the parcel being approximately 5.56 gross acres and 4.0 net acres for the project site

Tentative Tract Map (TTM) No. 39105

The Project proposes a tentative tract map (TTM) to subdivide approximately 5.56 gross acres (4.0 acres net) into 85 residential lots.

Variance (VAR) No. 26005

The Project proposes a variance (VAR) for the setback in accordance with Section 9.240.545 B(8) which requires multifamily residential projects to have a setback of 50-feet from adjacent commercial, industrial, and institutional uses. The setback requested for the VAR is 33-feet on the northern boundary and 30-feet on the eastern boundary.

PROJECT LOCATION: The Project site is located on approximately 5.56-gross acres southeast of the intersection of Limonite Avenue and Baldwin Avenue, Jurupa Valley, CA, 92509. The site is located on the south of Limonite Avenue, east of Baldwin Avenue, and north of the Appaloosa Springs Residential Development. The Project site is bordered by the existing Firestone Complete Auto Care facility to the north, vacant retail facility (formerly Albertsons), and light industrial and residential to the west. The Project site is identified by the following Assessor Parcel Numbers (APNs): 163-400-042 and -045.

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

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

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

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)		RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS				
PPP 4.1-1 As required by Jurupa Valley Municipal Code section 9.80 - R-3 Zone – General Residential, development plans requirements include, but are not limited to, permitted uses, building heights, lot areas, front, side, and rear yard requirements, lot coverage, automobile storage space, distance between buildings, and area per dwelling unit.		Community Development Department	Prior to the issuance of building permits	
PPP 4.1-2 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.		Community Development Department	Prior to the issuance of occupancy permits	
PPP 4.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.		Community Development Department	Prior to the issuance of building permits	
AIR QUALITY				
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.		Public Works and Engineering Department	During grading	
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 401, "Visible Emissions." Rule 401 requires implementation of best available control measures to ensure no emissions are visible beyond the site boundary.		Public Works and Engineering Department	During grading	
PPP 4.3-3 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 4.3-4 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		Building & Safety Department Engineering Department	During construction and on-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
(VOCs) into the atmosphere during painting and application of other surface coatings.	Community Development Department		
PPP 4.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 " <i>PM10 Emissions from Paved and Unpaved Roads and Livestock Operations</i> " and Rule 1186.1, " <i>Less-Polluting Street Sweepers</i> ." 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 4.3-6 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 445 " <i>Wood-Burning Devices</i> " which restricts wood-burning devices from being installed in any new development reducing the emission of particulate matter.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going	
PPP 4.3-7 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 " <i>Nuisance</i> ." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Community Development Department	On-going	
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Community Development Department	Prior to the issuance of a grading permit	
MM-BIO-1: Migratory/Nesting Bird Survey and Protection. To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season which is identified by the CDFW 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 diskings, vegetation grubbing, and grading. The survey area will include the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint.	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:
Within 72 hours of the nesting bird survey, all areas surveyed by the biologist will be cleared by the Contractor or a supplemental nesting bird survey is required. The survey results shall be provided to the City's Community Development Department. The Project Applicant shall adhere to the following: 1. Applicant shall designate a biologist (Designated Biologist) experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. 2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If active nests or nesting birds (including nesting raptors) are identified during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist and approved by the City of Jurupa Valley, based on their best professional judgement and experience. The buffer areas shall be avoided until the Project biologist determines the young have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
nestings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The Designated Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping			
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 Community Development Department	During construction	
MM- CR-1: Archaeological Monitoring. Prior to commencement of any ground disturbing activities, which shall include but are not limited to demolition, pavement removal, potholing, auguring, grubbing, tree and vegetation removal, grading, excavation, and trenching the 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	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.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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 prior to commencement of any ground disturbing activities, which shall include but are not limited to demolition, pavement removal, potholing, auguring, grubbing, tree and vegetation removal, grading, excavation, and trenching to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.			
<u>MM- CR-2: Archaeological & Cultural Management/Treatment Plan.</u> The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measures CR-1 and TCR-1 through TCR-3 of this Initial Study/Mitigated Negative Declaration.	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.	
<u>MM- CR-3: Final Report:</u> 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 Measures CR-1 and TCR-1 through 3 of this Initial Study/Mitigated Negative Declaration.	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.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
MM- CR-4: Worker Environmental Awareness Program: 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 conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to commencement of any ground disturbing activities. Tribal representatives from the Consulting Tribe(s), will be allowed to attend and/or participate in the WEAP training session(s) should they elect to and will be given ten (10) days' notice prior to any WEAP training session(s). Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.	Public Works and Engineering Department Community Development Department	Prior to the issuance of a grading permit, the complete text of MM CR-4 shall be placed on the grading plan.	
ENERGY			
PPP 4.6-1 The Project would comply with the California Green Building Standards Code (CalGreen) (Part 11 of Title 24, California Code of Regulations). CALGreen is updated on a three-year cycle; the latest 2025 CALGreen became effective January 1, 2026.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going.	
PPP 4.6-2 Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, § 2449.	Building & Safety Department Engineering Department Community Development Department	During construction.	
PPP 4.6-3 Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and sensors for landscaping according to the City's Water Efficient Landscape requirements (Chapter 9.283 of the City's Municipal Code).	Building & Safety Department Engineering Department Community Development Department	During construction and on-going.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.6-4 The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, normally every three years, to incorporate improved energy efficiency technologies and methods. The Building Official, or designee, shall ensure compliance prior to the issuance of each building permit. The Title 24 Energy Efficiency Standards (§ 110.10(b)1) require all buildings to be designed to have an at least 15 percent (of total area after subtracting any skylights) “solar ready” zone on the roof top that will structurally accommodate later installation of rooftop solar panels. The installation of the solar panels is specific to the end use and will be determined at the time the specific projects are developed. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy.	Building & Safety Department Engineering Department Community Development Department	During construction and on-going.	
PPP 4.6-5 The Project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR, Part 11). The Building Official, or designee, shall ensure compliance prior to the issuance of each building permit. These requirements include, but are not limited to: • Design buildings to be water efficient. Install water-efficient fixtures in accordance with § 4.303 (residential) and § 5.303 (nonresidential) of the California Green Building Standards Code Part 11. • Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with § 4.408.1 (residential) and § 5.408.1 (nonresidential) of the California Green Building Standards Code Part 11. • Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with § 4.410 (residential) and § 5.410 (nonresidential) of the California Green Building Standards Code Part 11. • Provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. At least eight percent of the total parking spaces are required to be designated in	Building & Safety Department Engineering Department Community Development Department	During construction and on-going.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
accordance with § 5.106.5.2 (nonresidential), Designated Parking for Clean Air Vehicles, of the California Green Building Standards Code Part 11.			
PPP 4.6-6 The Project shall implement sustainable construction and technology concepts (City of Jurupa Valley, 2022). • Shade structures and trees that produce large canopies should be used to reduce heat island effects. In addition, roof and paving materials should be utilized that possess a high level of solar reflectivity. • Reduce the 'heat-island' effect by incorporating lighter paving materials where possible and light roofing materials on all structures. • Recycled and other environmentally friendly building materials should be used to the maximum extent practicable.	Building & Safety Department Engineering Department Community Development Department	During construction.	
GEOLOGY AND SOILS			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the <i>California Building Code</i> 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.	Building & Safety Department Engineering Department	Prior to the issuance of building permits and during construction.	
PPP's 4.7-2 Ensure Implementation of Geotechnical Investigation Recommendations. As required by Municipal Code § 8.05.010, the Project shall comply with the most recent edition of the California Building Code which requires the Project to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Evaluation, approved by the City, which shall be incorporated in the construction of each structure, to preclude significant adverse effects associated with seismic hazards.	Engineering Department	Prior to the issuance of a grading permit and during construction.	
PPP's 4.7-3 Prepare and Implement Stormwater Pollution Prevention Plan. As required by Municipal Code Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls, prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution	Engineering Department	Prior to the issuance of a grading permit and during construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
Prevention Plan (SWPPP). Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Jurupa Valley staff or their designee to confirm compliance.			
MM- GEO-1: Paleontological Resource Impact Mitigation Program (PRIMP): 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 Paleontologist, (Project Paleontologist) defined as an individual with a master's or doctorate degree in paleontology or geology who has proven experience in paleontology and is knowledgeable in professional paleontological procedures and techniques. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified paleontologist. 1. Monitoring of any grading and excavation activities shall be performed by the Project Paleontologist. Full-time monitoring for paleontological resources will be conducted in areas where grading, excavation, or drilling activities occur in Pleistocene old alluvial fan deposits to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources, starting from the surface. Monitoring of artificial fill and disturbed soils, if present, is not warranted. 2. Paleontological monitor(s) will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The Paleontological monitor(s) must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. The monitor shall notify the Project Paleontologist, who will then notify the concerned parties of the discovery. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are determined, upon exposure and examination by qualified paleontological personnel, to have low potential to contain fossil resources.	Engineering Department Community Development Department	Prior to the issuance of a grading permit and during construction.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
3. Preparation of recovered specimens to a point of identification and permanent preservation will be conducted, including screen-washing sediments to recover small vertebrates and invertebrates if indicated by the results of test sampling. Preparation of any individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. 4. All fossils must be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. The Western Science Center in Hemet, California, is the preferred institution by the County of Riverside. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer. 5. Preparation of a final monitoring and mitigation report of findings and significance will be completed, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to and accepted by the appropriate lead agency (e.g., the City of Jurupa Valley), will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.			
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, 2025 Edition (Part 11 of Title 24 of the California Code of Regulations).	Building & Safety Department	Prior to the issuance of building permits	
PPP 4.8-2 As required by Municipal Code Section 9.283.010, <i>Water Efficient Landscape Design Requirements</i>, prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	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:
HAZARDS & HAZARDOUS MATERIALS				
PPP 4.9-1 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.		Building & Safety Department Engineering Department Community Development Department	During plan checks and construction.	
MM-HAZ-1: Gas Pipeline Mitigation along Right-of-Way: Non-flammable fencing and fire-resistant landscaping and plants should be used along the Project boundary adjacent to the SCG right-of-way.		Building & Safety Department Engineering Department Community Development Department	During plan checks and construction.	
MM-HAZ-2: Gas Pipeline Mitigation Building Materials: Fire-resistant materials, such as tile roofs and stucco exterior walls with stone or brick accents, should be used on the sides of the residential homes that face the SCG easement, to the extent possible.		Building & Safety Department Engineering Department Community Development Department	During plan checks and construction.	
MM-HAZ-3: Gas Pipeline Mitigation Disclosure: Disclosure shall be made by the developer or sales representatives to potential occupants regarding the proximity of the natural gas pipeline to the proposed development.		Building & Safety Department Community Development Department	Following Construction	
MM-HAZ-4: Gas Pipeline Mitigation Emergency Contacts: An emergency contact list shall be maintained at the development with phone numbers of the local police, fire department, and pipeline operator (Southern California Gas).		Building & Safety Department Community Development Department	During and Following Construction	
MM-HAZ-5: Gas Pipeline Mitigation Reporting Procedure: Any odors or leakage from the pipeline shall also be reported immediately to the pipeline operator and local emergency response personnel (i.e., CalFire/Riverside County Fire Department).		Building & Safety Department Community Development Department	During and Following Construction	
HYDROLOGY AND WATER QUALITY				

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)</i> , any person performing construction work in the city shall comply with the provisions of this chapter and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)</i> , any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section C</i> , new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.			
NOISE			
PPP 4.13-1 In order to ensure compliance with General Plan Policy NE 3.4 <i>Construction Equipment</i> , it shall be required that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.13-2 In order to ensure compliance with General Plan Policy NE 3.5 <i>Construction Noise</i> , commercial construction activities shall be limited within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and high noise-generating construction activities shall be limited to between 9:00 a.m. and 3:00 p.m.			
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 Community Development Department	Per Municipal Code Chapter 3.75	
PPP 4.15-3 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 Community Development Department	Prior to the issuance of building permits	
RECREATION			
PPP 4.16-1 Funding for Parks Required from New Development. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.5 requiring new development to provide funding and/or long-term implementation strategies for the acquisition and improvement of active and passive parks, open space, and recreational sites, when appropriate.			
PPP 4.16-2 Parkland Dedication Required for New Residential Subdivisions. The Project shall implement City of Jurupa Valley General Plan Conservation and Open Space Element Policy COS 8.6 requiring that parkland or open space dedication and improvement occur prior to, or concurrent with, construction, as a condition of approval of new residential subdivisions.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.16-3 Required Dedication and/or Fees. The Project must dedicate land and/or pay in-lieu fees for parks pursuant to City of Jurupa Valley Municipal Code § 7.25.020.			
TRANSPORTATION			
PPP 4.17-1 As required by General Plan Policy ME 3.9, public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	Engineering Department	During plan check and construction.	
PPP 4.17-2 As required by General Plan Policy ME 3.11, development projects and site plans must be designed to encourage pedestrian connectivity among buildings within a site, while linking buildings to the public bicycle and pedestrian network.	Engineering Department	During plan check and construction.	
PPP 4.17-3 As required by General Plan Policy ME 3.17, development project designs must ensure safe pedestrian access from developments to existing and future transit routes and terminal facilities.	Engineering Department	During plan check and construction.	
PPP 4.17-4 As required by General Plan Policy ME 3.21, developments must include safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements.	Engineering Department	During plan check and construction.	
PPP 4.17-5 As required by General Plan Policy ME 8.10, developers shall be responsible for right-of-way dedication and improvements that provide access to and enhance new developments. Improvements include street construction or widening, new paving, frontage improvements like curb, gutter, sidewalks, street trees, trails and parkways, installation of traffic signals, pavement markings and annunciators, and other facilities needed for the safe and efficient movement of pedestrians, bicyclists, equestrians, and motor vehicles.	Engineering Department	During plan check and construction.	
PPP 4.17-6 The Project shall comply with all applicable City of Jurupa Valley Fire Department codes (Chapter 8.10 of the City's Municipal Code), ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Engineering Department Building & Safety Department Riverside County Fire Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
TRIBAL CULTURAL RESOURCES			
PPP 4.4-1 The Project is required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq.	Engineering Department Building and Safety Department Community Development Department	During Construction	
MM- TCR-1: Native American Monitoring Agreement. Prior to the commencement of any ground-disturbing activities, including but are not limited to clearing, demolition, pavement removal, potholing, auguring, grubbing, tree and vegetation removal, grading, excavation, trenching, and similar activities, the Applicant shall enter into a Monitoring Agreement(s) with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 tribal consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). 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 archaeologist, Consulting Tribe(s), and grading contractor(s). c) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure MM-CR-1 under Section 4.5, Cultural Resources, of this Initial Study/Mitigated Negative Declaration, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, consultation pursuant to MM-TCR-2, and implementation of any required treatment measures.	Community Development Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
d) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the remaining ground-disturbing activities are located entirely within previously disturbed areas that the Consulting Tribe(s) and Project Archaeologist determine have little or no potential to affect Tribal Cultural Resources. The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department prior to any ground disturbing activity or the issuance of a grading permit whichever occurs first 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, an unanticipated Tribal Cultural Resource is identified, avoidance and preservation in place shall be the preferred treatment consistent with Public Resources Code § 21084.3. Data recovery, excavation, or removal shall only be considered if preservation in place is determined infeasible. The City in consultation with the Consulting Tribe(s), and the Project Archaeologist, shall determine whether preservation in place is feasible. If the City determines preservation is infeasible the reasons for determining preservation infeasible shall be documented in writing. Additionally, the following procedures shall be followed: a) The Consulting Tribe(s) shall be notified within 24 hours of any discovery of a potential Tribal Cultural Resource. Ground disturbance within the discovery area shall not resume until the Consulting Tribe(s) have inspected the discovery or declined the opportunity to do so after reasonable notice. The Consulting Tribe(s) shall participate in evaluating its significance and consult with the City and Project Archaeologist regarding appropriate treatment. b) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find	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:
can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site. c) In the event the unanticipated discovery includes human remains and/or cremations, or funerary objects associated with grave goods, all applicable provisions of the Health and Safety Code and Public Resources Code, and other applicable laws shall be followed. No photographs are to be taken except by the coroner, unless written approval by the Consulting Tribe(s) is received. d) Information regarding the location, nature, and character of Tribal Cultural Resources shall be treated as confidential to the fullest extent permitted by applicable law. e) 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 and the City of Jurupa Valley Community Development Department shall confer regarding the significance of the discovery and the appropriate treatment of the resource, including determining whether the resource: 1. Constitutes a Tribal Cultural Resource as defined by Public Resources Code §2.1074, if so: 2. 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. Meets the criteria 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.			

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<i>f)</i> Where preservation in place is determined feasible, the Project Applicant shall preserve Tribal Cultural Resources in place through project redesign, environmentally sensitive exclusion areas, protective capping, or other methods developed in consultation with the Consulting Tribe(s) consistent with Public Resources Code § 21084.3. <i>g)</i> 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)] and cannot be feasibly preserved in place the treatment and disposition of Native American Tribal Cultural Resources shall be developed in consultation with the Consulting Tribe(s) consistent with Public Resources Code §21084.3 and other applicable laws. If multiple Consulting Tribes 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. <i>h)</i> 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 in good faith for the purpose of seeking agreement regarding appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. <i>i)</i> If the City determines that recommendations made by the Consulting Tribe(s) regarding treatment cannot be implemented, the City shall document in writing the reasons for its determination and include those reasons in the project record Implementation of Treatment Measures. Any treatment at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be developed in consultation with the City, the Project Archaeologist and the Consulting Tribe(s). Any treatment plan shall be incorporated into, or prepared consistent with, the Archaeological Treatment Plan required under Mitigation Measure MM-CR-2. Further ground disturbance shall not			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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 identified during project implementation, the Final Report shall document the discovery, evaluation, treatment measures implemented, and the disposition of the resource, while fully maintaining confidentiality of sensitive Tribal Cultural Resource information to the fullest extent permitted by law. Information regarding the location or character of Tribal Cultural Resources shall be redacted from any publicly available version of the report. The documentation required by this mitigation measure shall be incorporated into the Final Report required by Mitigation Measure MM-CR-3 of this Initial Study/Mitigated Negative Declaration.	Community Development Department	Prior to the issuance of a grading permit	
UTILITY AND SERVICE SYSTEMS			
PPP 4.19-1 Compliance with Jurupa Community Services District Requirements. The Project must comply with the Jurupa Community Services District rules, regulations, conditions, requirements, and fees for commercial and industrial projects regarding water services.	Building & Safety Department Engineering Department	Prior to the issuance of building permits	
PPP 4.19-2 The Project shall comply with Section 4.408 of the 2025 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa Valley shall review and verify the Contractor's documentation that confirm the volumes and types of waste that were diverted from landfill disposal, in accordance with the approved construction waste management plan.	Building & Safety Department	Prior to the issuance of building permits	