California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Appaloosa Springs Residential Project

City of Jurupa Valley Master Application MA 20065

Tentative Tract Map (TTM) No. 37714
Change of Zone (CZ) No. 20002
Site Development Plan (SPD) No. 20035

CEQA Lead Agency

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September 15, 2021

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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.	X
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 effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are being imposed upon the proposed Project, nothing further is required.	

Joe Perez

Signature

City of Jurupa Valley

Agency

Joe Perez, Community Development Director

Printed Name/Title

September 14, 2021

Date

2.0-Introduction

2.1-Purpose of the Initial Study/Mitigated Negative Declaration

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

2.2- Environmental Impacts Requiring Mitigation

Table 2-1 identifies the environmental impacts that require mitigation. All other topics either have "No Impact" or a "Less than Significant Impact" as identified throughout this Initial Study.

Table 2.1-Summary of Environmental Impacts Requiring Mitigation

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	Grading and Vegetation removal may impact nesting birds protected by the Migratory Bird Treaty Act, Burrowing Owl, Bat population, and Crotch Bumble Bee.	**BIO-1: Pre-Construction** Nesting Bird Survey. **BIO-2**: Pre-Construction Burrowing Owl Survey. **BIO-3:** Preconstruction Bat Survey. **BIO-4:** Preconstruction Crotch Bumble Bee Survey. .
4.5 (b) Cultural Resources	Sub-surface archaeological resources may be encountered during the ground disturbance.	**CR-1**: Archaeological Monitoring. **CR-2:** Archaeological Inadvertent Discovery. **CR-3:** Archaeological Treatment Plan.
4.7 (f) Geology and Soils	Sub-surface archaeological resources may be encountered during the ground disturbance.	**GEO-1**: Paleontological Inadvertent Discovery. **GEO-2:** Paleontological Treatment Plan.
4.9 (b) Hazards & Hazardous Materials	Gas Pipeline Right-of-Way proximity to the development.	**HAZ-1 through HAZ-5:** Mitigation to reduce the potential hazards in the unlikely event of fire or release of natural gas from gas pipeline.
4.9 (d) Hazards & Hazardous Materials	Impacts from infrastructure and potential contamination from previous pipe manufacturing use on the Project property.	**HAZ-6:** Soil Management Plan. **HAZ-7:** Septic Tank Abandonment. **HAZ-8**: Vapor Intrusion Barrier.

Environmental Topic Section	Description of Impact	Mitigation Measure
4.13 (a) Noise	Construction noise will impact adjacent residences.	**NOI-1**: Construction Noise Mitigation Plan.
4.18 (b) Tribal Cultural Resources	Sub-surface tribal cultural resources may be encountered during the ground disturbance.	**TCR-1 through TCR-6** requires monitoring during ground disturbance and treatment plan if significant resources are found.
4.19 (a) Utilities and Service Systems	Undergrounding of utilities and service systems may impact Biological, Cultural, Paleontological, Tribal Cultural Resources and generate excessive noise.	Mitigation Measures BIO-1, BIO-2, CR-1, CR-1, GEO-1, GEO-2, NOI-1, and TCR 1 through TCR-6 are required.

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

2-3 -Public Review of the Initial Study/Mitigated Negative Declaration

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) Organizations and individuals who have previously requested such notice in writing to the City of Jurupa Valley.

2) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and

3) The Riverside County Clerk.

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

As required by California Environmental Quality Act (CEQA) Section 15105, a minimum 20-day public review period is required for this Initial Study/Mitigated Negative Declaration and commenced on **September 17, 2021,** will end at **5:00 pm on October 6, 2021.**

According to CEQA Guidelines Section 15204 (b), in reviewing this Initial Study/Mitigated Negative Declaration, persons and public agencies should focus on the proposed finding that the Project will not significantly affect 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: Rocio Lopez, Senior Planner
(951) 332-6464 ext. 212
rlopez@jurupavalley.org

3.0-Project Description/Environmental Setting

3.1 – Project Location

The Project site is located on approximately 67 acres on the west side of Clay Street and the east side of Pedley Road. Limonite Avenue is north of the Project site, and Union Pacific Railroad and Van Buren Boulevard are to the south. The Project site is identified by the following Assessor Parcel Numbers (APN): 163-400-001 and 163-400-052. (See Figure 3.1- *Vicinity Location Map and Aerial Photo* and Figure 3.2- *Lot Layout*).

3.2 -Project Description

The Project proposes a change of zone (CZ) from M-SC (Manufacturing Service Commercial) to R-4 PD (Planned Residential); a tentative tract map to subdivide approximately 67 acres into 254 lots for single-family detached lots; lettered lots for a storm water detention basin, parks, preserved open space, and landscaped open space. The R-4 zone allows for lot sizes of a minimum overall site area of 6,000 square feet for each dwelling unit and a minimum lot area of 3,500 square feet.

3.3-Proposed Improvements

Street Improvements and Access

Clay Street

Clay Street along the Project's frontage is a paved city-maintained street and is identified as a major highway. Due to existing improvements, right-of-way limitations, or topographical conditions, Clay Street proposed section improvements generally vary as follows:

- Clay Street North Section: From existing bus stop to Haven View Drive; Ultimate right-of-way width of 118-ft; dedicate property to an ultimate half-width right-of-way of 59-ft from centerline to property line;12-ft landscape raised median; 32-ft pavement width with new curb and gutter; 21-ft parkway including 6-ft meandering sidewalk and landscaping.

- Clay Street South Section; from existing bus stop to Linares Avenue; Ultimate right-of-way width of 121-ft; dedicate property to an ultimate half-width right-of-way of 62-ft from centerline to property line; 12-ft landscape raised median; 38-ft pavement section; 24-ft parkway including 10-ft decomposed granite multi-purpose trail; location of existing curb, gutter, and sidewalk to remain.

- Curb and gutter repairs along the frontage as directed by the City Engineer when improvements' installations.

- 10-ft decomposed multi-purpose granite trail with 48-in 3-Rail PVC fence to be located behind the existing wrought-iron fence on private property. The city shall own and maintain the trail.

- As determined by the City Engineer, the project proponent shall be responsible for any match-up asphalt concrete (AC) paving and reconstruction or resurfacing of existing paving.

Northerly Driveway at Clay Street

The Project proposes the following improvements:

- 56-ft paved road on an ultimate right-of-way width of 76-ft.

- 12-ft landscaped median.

- 10-ft parkway with curb adjacent landscape and 5-ft sidewalk.

Southerly Driveway at Clay Street

The Project proposes the following improvements:

- 56-ft paved road on an ultimate right-of-way width of 76-ft.

- 12-ft landscaped median.

- 10-ft parkway with curb adjacent landscape and 5-ft sidewalk.

Pedley Road

Pedley Road along the Project's frontage is a paved city-maintained street and is identified as a local road with an ultimate right-of-way width of 60-ft. Project Proponent shall dedicate property along the project frontage to an ultimate half-width right-of-way of 30-ft from centerline to property line. Improvements shall include full-width pavement rehabilitation; removal and replacement of AC Berm/Dike; clearing and grubbing within the parkway limit; curb and gutter repairs to the satisfaction of the City Engineer; removal, relocation, and/or undergrounding of existing overhead utilities; and 6-ft tall fencing along the project boundary.

Pedley Road at Socal Gas Access Easement Driveway

Proposed driveway approach to align with Socal Gas gated access easement shall be per Riverside County standard 207A.

Internal Streets

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

Water and Sewer Improvements

Water Service

The Project will connect to the existing 12-inch diameter waterline in Clay Street and the 8-inch diameter waterline in Van Buren Boulevard. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks.

Sewer Service

The Project will connect to the existing 8-inch diameter sewer line in Van Buren Boulevard. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks. The connection to Van Buren Boulevard will require an off-site extension underneath the railroad tracks.

Storm Drainage Improvements

The Project's drainage plan includes a series of storm drains and pipes ranging from 18-inches to 42-inches, with catch basins and a water quality and storm detention basin located at the southwest corner of the site. Storm water conveyance will be through the storm drain system to the water quality and storm detention basin. High flows will be conveyed to an existing storm drain and system located within the Pedley Road right-of-way and under the Union Pacific Railroad.

3-4- Construction and Operational Characteristics

Construction

Construction of the Project is expected to take approximately 42 months (3.5 years). The natural topography of the Project site gently slopes from the northeast to southwest and ranges in elevation from roughly 780 to 740 feet. The overall property ground surface gently slopes to the southwest.[1] Estimated earthwork quantities include 102,850 cubic yards raw cut, 73,259 cubic

[1] Geotechnical Evaluation, Appendix F

yards raw fill, and approximately 29,588 cubic yards of soil export. Heavy equipment used for grading is estimated to require two excavators, one grader, one rubber-tired dozer, three scrapers, and two tractors/loaders/backhoes. Heavy equipment used for building construction is estimated to require one crane, three forklifts, three tractors/loaders/backhoes, one generator set, and one welder.

During all phases of construction, all construction equipment and materials storage would occur within the Project site. No off-site staging area for trucks or equipment would be required during construction activities. The Project Proponent will be required to prepare and implement a City-approved construction traffic management plan to avoid or minimize temporary construction-related traffic impacts throughout site preparation and construction activities.

Operations

Typical operations include vehicle trips from residents, visitors, and service and delivery vehicles and the operation of lawnmowers, leaf blowers, and maintenance equipment associated with single-family residential neighborhoods.

<Figure 3.1-Vicinity Location Map/Aerial Photo is on the following page>

Figure 3.1- Vicinity Location Map/Aerial Photo

Figure 3.2- Lot Layout

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 April 2020, which is the date that the Project's environmental analysis commenced.

The Project site consists of vacant land with no improvements and is fenced off from public access. Northwest Pipe Company previously used the property with two structures, a mill building, and a warehouse removed in 2006. Clay Street is a paved 4-lane roadway with a curb and gutter adjacent to the site's eastern boundary.

Project site elevations range from approximately 740 feet above mean seal level (MSL) to 780 feet above MSL, sloping from the northeastern portion of the site to the southwest. This represents an elevational change across the site of 40± feet. Anthropogenic activities have impacted the site. The primary vegetation communities within the project area that will be impacted include Upland Mustards and Tamarisk Thickets. Previous and current anthropogenic activities and the invasion of nonnative plant species have contributed to the disturbed condition of many vegetation communities.[2]

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1, *Land Uses, General Plan Land Use Designations, and Zoning Classifications*.

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

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Vacant land	MHDR (Medium High Density Residential)	M-SC (Manufacturing-Service Commercial)
North	Business Park commercial and retail along Limonite Avenue	BP (Business Park)	C-P-S (Scenic Highway Commercial)
South	Union Pacific Railroad, Van Buren Blvd, commercial and residential uses.	BP (Business Park) HI (Heavy Industrial)	M-SC (Manufacturing-Service Commercial)
East	Clay Street, senior living facility, vacant land, commercial, and residential uses.	CN (Commercial Neighborhood) BP (Business Park) MHDR (Medium-High Density Residential) MDR (Medium Density Residential)	I-P (Industrial Park) R-4 (Planned Residential) R-2 (Multiple Family Residential)
West	Pedley Road followed by single-family detached residences and light industrial uses.	BP (Business Park)	M-SC (Manufacturing-Service Commercial)

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

[2] Biological Technical Report and MSHCP Consistency Analysis (Appendix B).

4.0-Environmental Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental topics. Each of the above environmental issues is analyzed by responding to a series of questions about 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 specific category.

Table 4.0.1-Environmental Impact Categories

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 can 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 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 imposed requirements where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce the effects to less than significant levels per the requirements of CEQA.

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

Impact Analysis

Plans, Policies, and Programs

PPP 4.1-1 *As required by Jurupa Valley Municipal Code section 9.100.060B, a development plan (called R-4 Development Plan) that includes, but is not limited to, development standards for structures, pedestrian walks, recreation, and other open areas, walls, landscaping, and plans and elevations of typical structures to indicate architectural type and construction standards shall be implemented.*

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 or landscapes." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas[3].

From the Project site, the Santa Ana River is located approximately 0.5 miles south, the Jurupa Mountains are located about 4 miles north, and the Pedley Hills is located approximately 1.25 miles northeast.

The Project site provides limited views of the Jurupa Mountains and Pedley Hills on the distant horizon. PPP 4.1-1 above will limit building height and provide building setbacks between structures to limit blocking the current views. Views of the Santa Ana River are not available because of intervening development and topography. Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with the implementation of the Project.

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

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

Impact Analysis

According to the California Department of Transportation, the Project site is not located along a State scenic highway[4]. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway[5].

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?			√	

Impact Analysis

The Project site is located in an "urbanized area," as defined by Public Resources Code Section 21071 because Jurupa Valley is an incorporated city with a population of at least 100,000 persons. In addition, according to Census 2010, the Project site is in the Riverside-San Bernardino, CA, Urbanized Area[6]. As such, the Project is subject to the City's applicable regulations governing scenic quality.

Plans, Policies, and Programs

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

PPP 4.1-1 shall apply.

[4]California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed August 15, 2020.
[5]City of Jurupa Valley, *General Plan Conservation and Open Space Element*, *Figure 4-23: Jurupa Valley scenic corridors and roadways*
[6] United States Census Bureau, 2010 Census Urban Area Reference Maps, https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html, accessed August 12, 2020.

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

According to the City of Jurupa Valley Zoning Ordinance (Section 9.100.060, Conditions of Development), to apply the R-4 (Planned Residential) Zone to a property, a Development Plan must be prepared that contains the following minimum information: (1) Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used. (2) Location of all pedestrian walks, malls, recreation, and other open areas for the use of occupants and members of the public. (3) Location and height of all walls, fences, and screen planting, including a plan for the development's landscaping, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations. (4) Plans and elevations of typical structures to indicate architectural type and construction standards.

The Site Planning and Design Standards (Chapter 2) of the Development Plan sets forth minimum requirements for plotting a home on a residential lot. The Architectural Design Guidelines (Chapter 3) and Landscape Design Guidelines (Chapter 4) set forth the community's design theme and contain illustrated sketches and other graphic representations that are to be used as visual aids to achieve the intent of the Appaloosa Springs community design theme and its key implementing elements. The Planning Department reviewed the Development Plan and found it consistent with the City's applicable zoning and other regulations governing scenic quality.

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?			√	

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

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

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new illumination sources, including security and decorative lighting

for the proposed structures. With the implementation of PPP 4.1-3, impacts relating to light and glare are less than significant.

Building Material Glare

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

4.2 Agriculture Resources

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

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

Impact Analysis

The Project site is designated as "Urban and Built-Up Land" by the State Department of Conservation[7]. As such, the Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.

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?				√

Impact Analysis

[7]California Department of Conservation, Farmland Mapping and Monitoring Program, https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48 , accessed August 15, 2020.

Agricultural Zoning

The current zoning classification for the site is M-SC (Manufacturing Service Commercial) which is intended to promote and attract commercial and retail activities and is not considered a primary agricultural zone. The Project is proposing a change of zone to R-4 (Planned Residential Development). The R-4 Zone is intended to develop subdivisions containing open areas that will be used for recreation purposes 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 to establish agricultural preserves. According to the County of Riverside, the site is not within an agricultural preserve.[8]

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 the conversion of Farmland to non-agricultural use?				√

Impact Analysis

The Project site is located in an area primarily characterized by a mix of residential, commercial, and light industrial development. There is no land being used primarily for agricultural purposes in the vicinity of the site.

4.3 Air Quality

The following analysis is based in part on the following technical report: *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis Rancho Jurupa Residential Project,* Vista Environmental, March 6, 2020. and is included as Technical Appendix A to this Initial Study.

Background

Air Pollutants

[8] Riverside County Mapping Portal, Agricultural Preserves, https://gisopendata-countyofriverside.opendata.arcgis.com/datasets/agricultural-preserves?geometry=-117.637%2C33.927%2 , accessed August 15, 2020.

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may adversely affect humans, animals, vegetation, and 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 Dioxide NOx). Nitrogen dioxide (NO2) is a byproduct of fuel combustion. The main form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO2, creating the mixture of NO and NO2, commonly called NOx.

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 severe 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 significant contributor to PM pollution.

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

The state legislature created South Coast AQMD 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, *South Coast Air Quality*

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

Management District Regional Significance Thresholds, 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 pollutant concentration criteria have exceeded the established standard. Table 4.3-2, Attainment Status of Criteria Pollutants in the South Coast Air Basin, shows the attainment status of criteria pollutants in the South Coast Air Basin (SCAB).

Table 4.3.2-Attainment Status of Criteria Pollutants in the South Coast Air Basin

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

Source: California Air Resources Board, 2015.

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

Impact Analysis

The South Coast Air Quality Management District (SCAQMD) must 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 the *2016 Air Quality Management Plan*[10], and it applies to the City of Jurupa Valley. The plan aims to achieve and maintain both the national and state ambient air quality standards described above.

To determine if a project is consistent with the *2016 Air Quality Management Plan*, the SCAQMD has established consistency criteria 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 2012 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 long-term operation. Accordingly, the Project is determined to be consistent with the first criterion.

Consistency Criterion No. 2: *The proposed project will not exceed the 2016 Air Quality Management Plan assumptions.*

The SCAQMD adopted the 2016 Air Quality Management Plan (AQMP) in March 2017. The AQMP contains air pollutant reduction strategies based on the growth assumptions contained in the Southern California Council of Governments (SCAG) *2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy* (RTP/SCS). These growth assumptions were primarily based on jurisdictional level population and employment derived from a jurisdictions' existing and general plan land. When the 2016 AQMP was prepared, the City of Jurupa Valley relied upon the County of Riverside's General Plan. The General Plan Land Use designation for the Project site was Business Park (BP). In 2017, the City adopted its own General Plan (2017 General Plan), and

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

the BP designation was changed to MHDR (Medium High Density Residential). The Project does not require a General Plan amendment; however, because the City changed the land use designation from BP to MHDR residential in 2017, the population growth generated by the Project currently is not consistent with the growth assumptions contained in the 2016 AQMP. A project may be inconsistent with the AQMP if a project generates population, housing, or employment growth exceeding forecasts used in the development of the AQMP.

Under the 2017 General Plan, future land uses would result in more traffic than forecast in the 2016 AQMP. However, land uses are generally similar to those identified in the County's Jurupa Area Plan, which means buildout of the City under the 2017 General Plan would be equivalent to buildout that occurred under the County's General Plan. The 2016 AQMP was based on the County's General Plan land use data and growth projections, so the proposed 2017 General Plan is consistent in growth, and land use buildout to that data used to prepare the AQMP. In addition, the 2017 General Plan EIR under the Population, Housing, and Employment analysis demonstrated that the 2017 General Plan is consistent with the regional land use, housing, and transportation planning documents prepared by the (SCAG)[11].

In addition, trip generation (traffic) is a general proxy that broadly represents relative air quality impacts of development proposals. Based on a comparison using trip generation rates from the ITE *Trip Generation Manual*, 10th Edition, under the previous Business Park land use designation, the Project site could have resulted in approximately 9.835 daily vehicle trips (67 acres at a FAR of 0.60) using a Land Use Code of 130-Light Industrial. Under the MHDR residential classification, the Project would result in 2,398 daily vehicle trips. Thus, air quality emission impacts are less, and the Project would not exceed assumptions reflected in the 2016 AQMP.

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

Regional Air Quality Impacts

Construction Related Impacts

Plans, Policies, or Programs (PPP)

[11] 2017 General Plan EIR, p.4.3-25.

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 implementing the best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.

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

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

PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Impact Analysis

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

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

- Demolition
- Site Preparation
- Grading

- Building Construction
- Paving
- Architectural Coating

Construction is expected to last approximately 42 months. Table 4.3-3, *Summary of Peak Construction Emissions,* summarizes the construction emissions considering the implementation of PPP 4.3-1 through 4.3-4.

Table 4.3.3-Summary of Peak Construction Emissions

Year	Emissions (lbs/day)					
	VOC/ROG	NOX	CO	SOx	PM_{10}	$PM_{2.5}$
2020	3.40	33.99	22.45	0.04	2.22	1.65
2021	6.14	67.85	45.62	0.16	10.37	6.40
2022	5.18	39.05	42.77	0.15	9.88	3.25
2023	4.72	32.24	40.46	0.15	9.75	3.13
2024	60.10	42.11	59.74	0.19	11.85	3.98
Maximum Daily Emissions	**60.10**	**67.85**	**59.74**	**0.19**	**11.85**	**6.40**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

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

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

Long-Term Regional Operation Related Impacts

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

Table 4.3.4-Summary of Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC/ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source	14.53	4.43	22.65	0.02	0.45	0.45
Energy Source	0.22	1.95	0.83	0.01	0.15	0.15
Mobile Source	3.88	5.86	49.86	0.16	18.03	4.85
Total Maximum Daily Emissions	**18.64**	**12.26**	**73.35**	**0.20**	**18.64**	**5.46**
SCAQMD Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

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

As shown in Tables 4.3.4, *Summary of Peak Operational Emissions,* Project related air emissions do not exceed SCAQMD regional thresholds.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST), which are used to determine whether or not a project may generate significant adverse localized air quality impacts for both construction and on-site operations. For a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility where it is possible that an individual could remain for 24 hours If the calculated emissions for the proposed construction or operational activities are below the

LST emission thresholds then the proposed building or operation activity is not significant for air quality. (SCAQMD) For purposes of this analysis, the nearest offsite sensitive receptors are a senior living facility located across Clay Street that is as near as one hundred feet east of the project site and single-family homes on the west side of Pedley Street situated as close as two hundred feet west of the area of the project site that will be disturbed during construction or subsequent occupation.

Table 4.3.5, *Maximum Daily Localized Emissions Thresholds,* identifies the maximum daily localized emissions thresholds that apply to the Project.

Table 4.3.5-Maximum Daily Localized Emissions Thresholds

Pollutant	Construction	Operations
Localized Thresholds (pounds per day)		
NO_X	270	270
CO	1,577	1,577
PM_{10}	13	4
$PM_{2.5}$	8	2

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

Localized Construction Emissions

Construction is expected to last approximately 42 months. Table 4.3-6 summarizes the localized construction emissions considering the application of PPP 4.3-1 through 4.3-4. As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

Table 4.3.6- Summary of Localized Significance Construction Emissions

Grading Emissions	Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	49.51	35.56	10.20	6.36
SCAQMD Localized Threshold	**220**	**1,577**	**13**	**8**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

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

Localized On-Site Operational Emissions

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

Table 4.3.7- Summary of Localized Significance Operational Emissions

Operational Activity	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	6.92	28.38	1.95	1.15
SCAQMD Localized Threshold	**270**	**1,577**	**4**	2
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

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

CO Hot Spot Analysis

CO Hot Spots are typically associated with idling vehicles at bustling 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 vehicles per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, Project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

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

Impact Analysis

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

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

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

4.4 Biological Resources

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

- *Biological Technical Report and MSHCP Consistency Analysis, Appaloosa Springs Community,* VCS Environmental, revised October 2020 and is included as Technical Appendix B to this Initial Study.
- *Tree Inventory and Assessment Appaloosa Springs/Tentative Tract 37714,* Dane S. Shota, Arborist and Nursery Services, Revised June 2021 and is included as Technical Appendix C to this Initial Study.
- *Analysis of Proposed Water Quality Detention Basin as a Potential Hazardous Wildlife Attractant for the Clay Street Subdivision Project in Jurupa Valley*, LSA Associates, Inc., dated March 2020 and is included as Technical Appendix D to this Initial Study.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Existing Conditions

The topography of the Project site is generally flat with slopes on the northeast and western perimeter of the project site, and elevations on the site range from approximately 735 feet above

mean seal level (MSL) to 790 feet above MSL. Land use in the surrounding area varies between commercial, single-family residential, and vacant land. The vegetation community within the Project impact is characterized by disturbed/developed land, Upland Mustard, and Tamarisk Thickets. The site area that will be avoided contains a riparian drainage system, and vegetation comprises a combination of disturbed and non-disturbed Black Willow Thickets.

Sensitive Plant Communities/Species

The Project Site is located within the Multiple Species Habitat Conservation Plan (MSHCP) Jurupa Area Plan and the Santa Ana River Habitat Management Unit. The site is not located within an MSHCP Core, Criteria Cell, Subunit, or Linkage. The Avoided Area of the project site is situated in the MSHCP Narrow Endemic Plant and Burrowing Owl Survey Areas.

Sensitive Wildlife Species

Habitat for the Burrowing Owl (Athene cunicularia), classified as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW), was observed on the Project site during the field survey. No other habitat supporting species classified as candidate, sensitive, or special status species was present on the Project site area proposed for disturbance and development.

All portions of the Project Site within the Burrowing Owl habitat will be avoided, and no further focused surveys to determine Burrowing Owl habitat are required. However, a pre-construction Burrowing Owl Survey will be needed as indicated in Mitigation Measure BIO-1.

Mitigation Measures

The following measures are recommended to be performed before clearing and grubbing within the Project site (Impact Site) to avoid impacts to nesting birds, burrowing owls, bats, and Crotch Bumble Bee:

BIO-1: Nesting Bird Protection. *Potential nesting bird habitat removal will be conducted outside of the nesting season (February 1 to August 31) to the extent feasible. If vegetation removal (including grubbing) occurs between February 1 and August 31, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled activity to determine the presence of nests or nesting birds. No further mitigation is required if vegetation removal occurs outside of nesting season or if no nesting birds are found. If active nests are identified, the biologist will establish appropriate buffers around the area (typically five hundred feet for raptors and sensitive species, two hundred feet for non-raptors/non-sensitive species). All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles surviving independently from the nest). The onsite biologist will review and verify compliance with these nesting boundaries and will verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that particular work can be permitted within the buffer areas and develop a monitoring plan to prevent any impacts. At the same time, the nest continues to be active (eggs, chicks, etc.).*

Upon completing the survey and any follow-up avoidance management, a report shall be prepared and submitted to the City of Jurupa Valley for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds. The nesting surveys should include an appropriate survey buffer around the work area to address any potential indirect impacts.

BIO-2: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection. *A qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owl within the Impact Site (and 500-foot survey buffer) where suitable habitat is present within 30 days before the commencement of ground-disturbing activities. If active burrowing owl burrows are detected during the breeding season, all work within an appropriate buffer (typically a minimum of three hundred feet) of any active burrow will be halted. If there is an active nest at the burrow, work will not proceed within the buffer until that nesting effort is finished. The onsite biologist will review and verify compliance with these boundaries and will ascertain the nesting effort has completed. Work can resume in the buffer when no occupied/active burrowing owl burrows are found within the buffer area. If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun (or are complete), then passive and active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. The installation of one-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and back filled to ensure that animals do not re-enter the holes/dens. Upon completing the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.*

BI0-3: Bat Protection. *Before construction, all suitable areas within the Impact Site and an appropriate survey buffer shall be surveyed for the presence of bat roosts by a qualified bat biologist. Surveys are recommended as follows:*

(1) Initial surveys are recommended to be conducted at least six months before the initiation of vegetation removal and ground-disturbing activities, ideally during the maternity season (typically March 1 to August 31), to allow time to prepare mitigation and exclusion plans if needed, and

(2) Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks before initiating vegetation removal and ground-disturbing activities.

Surveys may entail direct inspection of the trees/suitable habitat or nighttime surveys.

BIO-3. a*: If active bat roosts are present, a qualified bat biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost, maternity roost). If the biologist determines that the roosting bats are not a special-status species and the roost is not being used*

as a maternity roost, then the bats may be evicted from the roost by a qualified bat biologist experienced in developing and implementing bat mitigation and exclusion plans.

***BIO-3a. i**: If special-status bat species or a maternity roost of any bat species is present, but no direct removal of active roosts will occur, a qualified bat biologist shall determine appropriate avoidance measures, which may include implementation of a construction-free buffer around the active roost.*

***BIO-3. a. ii**: If special-status bat species or a maternity roost of any bat species is present and direct removal of habitat (roost location) will occur, then a qualified bat biologist experienced in developing bat mitigation and exclusion plans shall develop a mitigation plan to compensate for the lost roost site. Removal of the roost shall only occur when the mitigation plan has been approved by the City of Jurupa Valley and only when bats are not present in the roost. The mitigation plan shall detail the methods of excluding bats from the roost and the plans for a replacement roost in the vicinity of the project site. The mitigation plan shall be submitted to the City for approval before implementation. The plan shall include: (1) a description of the species targeted for mitigation; (2) a description of the existing roost or roost sites; (3) methods to be used to exclude the bats if necessary; (4) methods to be used to secure the existing roost site to prevent its reuse before removal; (5) the location for a replacement roost structure; (6) design details for the construction of the replacement roost; (7) monitoring protocols for assessing replacement roost use; (8) a schedule for excluding bats, demolishing of the existing roost, and construction of the replacement roost; and (9) contingency measures to be implemented if the replacement roosts do not function as designed.*

***BIO-3. b**: Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks before the initiation of vegetation removal and ground-disturbing activities. If no active roosts are present, trees/suitable habitats shall be removed within two weeks following the pre-construction survey. If active roosts are present, then follow BIO-3. a.*

***BIO-3.c:** All potential roost trees shall be removed in a manner approved by a qualified bat biologist, which may include the presence of a biological monitor.*

***BIO-3d:** All construction activity in the vicinity of an active roost shall be limited to daylight* hours.

***BIO-4: Crotch Bumble Bee**. Before construction, a habitat assessment for Crotch bumble bee will be conducted within the Impact Site and an appropriate survey buffer by a qualified biologist with experience surveying for and observing Crotch bumble bee. If the qualified biologist determines that suitable habitat is present, a minimum of three surveys will be conducted to determine the presence/absence of Crotch bumble bee. The initial survey can be performed concurrently with the habitat assessment. Surveys will consist of observing pollination sources during ideal day hours, as determined by the qualified biologist. If Crotch bumble bees are determined to be present within the Impact Site and it is determined the species will be impacted by Project implementation, appropriate mitigation will be determined in consultation with CDFW.*

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 the California Department of Fish and Game or US Fish and Wildlife Service?		√		

Impact Analysis

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

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

Although suitable habitat (riparian scrub, forest, or woodlands) for the least Bell's vireo (Vireo bellii pusillus), southwestern willow flycatcher (Empidonax traillii extimus), or western, yellow-billed cuckoo (Coccyzus americanus) was detected adjacent to the Project Site, these areas are in the Avoided Area and PPP 4.4-1 and Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 are required.

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

Impact Analysis

Jurisdictional Waters regulated by the US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or California Department of Fish and Wildlife (CDFW) are located within or adjacent to the Project Site along the western edge of the property. The onsite waters will be avoided, and no impacts will occur; therefore, a Section 404 permit from the USACE, a Streambed Alteration Agreement through the CDFW, and a Water Discharge Requirements (WDR) through the RWQCB will not be required. [12]

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 the established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		√		

Impact Analysis

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

The site supports nesting opportunities for common migratory bird species. Whether listed or not, all migratory bird species also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918[13]. The MBTA prohibits individuals from killing, taking, possessing, or selling any migratory bird or bird parts (including nests and eggs) except per the Secretary of the Department (16 U. S. Code 7034).

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

[12] Biological Technical Report and MSHCP Consistency Analysis: Appendix B

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

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

Impact Analysis

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

As the proposed Project Site contains numerous trees, a certified arborist surveyed the site and concluded there are no trees within the disturbed area protected by the County and none of the trees are worthy of saving (excluding the drainage area being avoided by the Project).

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 another approved local, regional, or state habitat conservation plan?		√		

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.[16] The plan provides coverage (including taking authorization for listed species) for special-status plant and animal species and 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:

[14] City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.2.
[15] City of Jurupa Valley, *General Plan Conservation and Open Space Element*, Policy COS-1.3.
[16] Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.

Table 4.4.1-MSHCP Consistency Analysis [17]

MSHCP Element/Requirements	Project Site Status
Criteria Cell/Cell Group	The Project site is not located within an MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The Project site is not located within an MSHCP Area Plan Subunit.
Habitat Management Unit	The Project site is located within the Santa Ana River Habitat Management Unit. The Project site is not located within or adjacent to MSHCP Conserved Lands. No requirements are imposed on the Project based on its presence in this habitat management unit.
MSHCP Conservation Areas	The Project site is not located within an MSHCP Conservation Area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within Public/Quasi Public Conservation Land. However, the Project site does fall within 1,000 feet of a PQP Conservation Land (Existing Core A, the Santa Ana River). The Avoided Area also contains drainage that eventually flows into the Santa Ana River, thereby connecting the Project site and PQP Conservation Land. To ensure the Project does not cause adverse effects to the downstream waters, appropriate BMPs should be utilized to avoid impacts. BMPs could include silt fencing, dust control measures, and water quality testing. Post-construction water quality features should also be implemented, including a storm drain system and water quality or detention basin(s).
Narrow Endemic Plants (*MSHCP Section 6.1.3*)	A portion of the Project site is located within the NEPSSA. The NEPSSA only occurs within the Avoided Area. Therefore, because no impacts will occur within the NEPSSA, focused narrow endemic plant surveys are not required for the Project.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [*MSHCP Section 6.3.2*]	A portion of the Project site is located within the Burrowing Owl Survey Area; refer to Figure 5. The Burrowing Owl Survey Area only occurs within the Avoided Area. Therefore, because no direct impacts will occur within the Burrowing Owl Survey Area, focused burrowing owl surveys will not be required for the Project. However, due to the presence of suitable burrowing owl habitat within the Impact Site and proximity to the Burrowing Owl Survey Area, a 30-day pre-construction burrowing owl survey will be required to be conducted before construction activities. No other additional species surveys are required per the MSHCP.
Riparian/Riverine Resources (*MSHCP Section 6.1.2*)	Riparian/riverine resources are present within the Project Site; however vernal pools are not, as outlined in Section 5.6.3 of this report. No changes in hydrology are expected as a result of this Project. Additionally, no impacts are proposed to riparian/riverine resources, and none of the riparian/riverine species identified in Section 6.1.2 of the MSHCP were observed within the Project Site. The project will avoid the riparian/riverine resources; therefore, a Determination of Biological Equivalence or Superior Preservation (DBESP) will not be necessary. To prevent potential impacts to riparian bird species, a pre-construction nesting bird survey will be conducted before work occurs within five hundred feet of the riparian areas, and avoidance buffers will be implemented, as necessary. Appropriate measures will be implemented during and after construction to prevent indirect impacts to

[17] Biological Technical Report and MSHCP Consistency Analysis, Appendix B.

MSHCP Element/Requirements	Project Site Status
	Riparian/Riverine resources as outlined in Section 7.2 (BMPs). Additional details regarding Riparian/Riverine species protection are found in Section 7.1.
Vernal Pools (*MSHCP Section 6.1.2*)	No vernal pools or seasonal depressions are present onsite, as previously described in Section 5.6.3 of this report. No vernal pools were identified within the immediate vicinity of the Project, and therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (*MSHCP Section 6.1.2*)	Three species are covered by the MSHCP, including the Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). According to the MSHCP, the vernal pool fairy shrimp habitat is limited to vernal pools and alkali vernal pools. Santa Rosa Plateau fairy shrimp are limited to vernal pools formed on basalt flows. No portion of the Project site is described as having an alkali complex or basalt flows. In addition, no vernal pools are considered present on the Project site; therefore, Santa Rosa Plateau and vernal pool fairy shrimp are not either. According to the MSHCP, the Riverside fairy shrimp inhabit more than just vernal pools, including depressions and road ruts. They are restricted to deep seasonal vernal pools, vernal pool-like ephemeral ponds, stock ponds, and other human-modified depressions greater than twelve inches in depth (USFWS 2008). During the October 15, 2019, general assessment, which took place three days after 0.4 inches of rainfall occurred, the three isolated remnant stock ponds were dry. In addition, during the October 25, 2019, general assessment, no ponding was exhibited, indicating the soil is well-draining and does not provide a suitable habitat for fairy shrimp. Due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.
Delhi-Sands flower-loving fly	Delhi Soil Series is not mapped within the Project site, and therefore the site lacks a suitable Delhi-Sands flower-loving fly habitat. No impacts to Delhi-Sands flower-loving fly are anticipated.
Guidelines pertaining to Urban/ Wildlands Interface (*MSHCP Section 6.1.4*)	The Project site is located approximately 1,000 feet from a Conservation Area (Existing Core A, the Santa Ana River). The Avoided Area also contains drainage that eventually flows into the Santa Ana River, thereby connecting the Project site and an MSHCP Conserved Area. Therefore, to address potential indirect impacts to the Santa Ana River and the onsite drainage, guidelines pertaining to the Urban/ Wildlands Interface will be followed as described below in Section 7.2.

4.5 Cultural Resources

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

- *A Phase I Cultural Resources Assessment, Appaloosa Springs Community*, VCS Environmental, dated October 2019 and is included as Technical Appendix E to this Initial Study.

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

Impact Analysis

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

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

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

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

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

Historic Setting

The Project site is generally associated with Native American occupation and use during prehistoric and protohistoric periods. It is also associated with historic Mexican period rancho activity, American period ranching, farming activity, and, more recently, recreational activity.

The Clay family owned the Project site as a ranch for raising and breeding horses. In 1958 Clay sold approximately 50-acres that includes the current Project Site, to the United Concrete Pipe Company.

The Project site has been vacant for many years, with the precious structures used by the Northwest Pipe Company razed in 2006.

Research and Conclusions

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

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that nineteen surveys were completed within a half-mile radius of the project site. The research shows that of the nineteen surveys, eight were at least partially within the Project boundary, and 3 of the 8 included surveys for the entire project site. The EIC records search, and literature review revealed eleven cultural resources recorded within ½ mile of the Project Site. Of these, two were recoded within the Project Site referenced as 33-015968 NW Pipe Co. Mill Building (Destroyed) and 33-015969 NW Pipe Co. Production Warehouse (Destroyed), both of which were determined to be not eligible for protection and razed in 2006. None of the other recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest near the Project site.

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

Impact Analysis

Archaeological Setting

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

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

Research and Conclusions

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

The recent research identified the Project site as having a low level of sensitivity for prehistoric archaeological resources and a moderate level of sensitivity for evidence of 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), should any evidence of prehistoric archaeological resources be encountered during grading activities, the following mitigation measures are required:

Mitigation Measure(s)

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

CR-1: Archaeological Monitoring. *Before issuing a grading permits, a qualified Archaeologist shall be retained by the Project Proponent to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Archaeologist shall be present at the pre-grade conference and establish a schedule for archaeological resource monitoring in coordination with the Native American consulting tribes (s) under AB52.*

CR-2: Archaeological Inadvertent Discovery. *If archaeological resources are encountered during the project's implementation, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity to evaluate the discovery. If the resource is significant, Mitigation Measure CR-2 shall apply.*

CR-3: Archeological Treatment Plan. *If a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended one hundred feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall discuss mitigation of the discovered resource(s). The archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program*

necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) following current professional archaeology standards (typically, this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). After the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center."

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground-disturbing activities, the Project would be required to comply with California Health and Safety Code §7050.5 and 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. According to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until the Coroner has decided on the treatment and disposition. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted, and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and

engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

4.6 Energy

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

Impact Analysis

Construction Energy Analysis

Construction of the Project would require 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. In contrast, smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers, would be gasoline powered. The majority of electricity use would be from power tools. The anticipated construction schedule assumes the Project would be built in approximately 42 months with off-road equipment consuming about 22,166 gallons of fuel and on-road trips (workers, vendors, haul trips, etc.) consuming around 672,658 gallons of fuel. The consumption of energy would be temporary and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate 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 to clean 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. 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 similar activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in the construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

In addition, as required by state law[18], the idling times of construction vehicles are 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 the construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Operation Energy Analysis

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

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicles miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in 6,212,658 per VMT and estimated annual fuel consumption of 246,005 gallons of fuel.[19]

Enhanced fuel economies realized according 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, reducing regional vehicle energy demands. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Energy Demands

Occupancy of the single-family residences would result in the consumption of natural gas and electricity. Energy demands are estimated at 7,306,000 kBTU/year of natural gas and 1,778,400 kWh/year of electricity. [20] Natural gas would be supplied to the Project by SoCalGas, and electricity would be provided by SCE. The Project proposes single-family homes reflecting contemporary energy-efficient/energy conserving designs and operational programs. The Project does not propose inherently energy-intensive uses, and the energy demands in total would be comparable to other single-family land-use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance with relevant Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

[18] *California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling*.
[19] Appendix A, *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis.*
[20] Appendix A, *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis.*

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.

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

Impact Analysis

The California Energy Commission provides oversight for preparing 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 must demonstrate compliance with these regulations as part of the building permit and inspection process.

4.7 Geology And Soils

The following analysis is based in part on the following technical report: *Geotechnical Evaluation*, EEI Engineering Solutions, September 2019 and is included as Technical Appendix F to this Initial Study.

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?			√	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 *As required by Municipal Code Section 8.05.010, the Project shall comply with the most recent edition of the California Building Code, which requires the Project to comply with the approved recommended seismic design requirements contained in the Project's Geotechnical Report.*

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to General Plan,[21] the Project site has a high liquefaction potential. According to the Geotechnical Evaluation for the Project, liquefaction analyses for the subject property were previously performed by MAG (2009) and Alta (2015). Results from the evaluation conducted by MAG (2009) indicate that the eastern portion of the northern perimeter slope is susceptible to liquefaction. Furthermore, they have reported the possibility of relatively large horizontal displacements in the area on the north perimeter slope. However, Alta (2015) liquefaction analysis indicates that the remaining property is not susceptible to liquefaction.

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

The Geotechnical Evaluation indicates that the property's soil deposits are not susceptible to liquefaction or significant amounts of seismically induced settlement. However, liquefaction is possible within the northern perimeter slope.

To mitigate potential liquefaction impacts in the northern and western perimeter slopes, the Geotechnical Evaluation recommends one of two actions either the removal and replacement with engineered fill or structural setback from the slopes. The Geotechnical Evaluation notes that the Composite Tentative Tract Map prepared by MDS Consulting for the project indicates that structural setback from the slope option has been utilized.

Per PPP 4.71, as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading and construct the proposed structures according to the recommendations included in the approved Geotechnical Report prepared for the Project. (Appendix F).

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?			√	

Impact Analysis

The northern and western slopes of the Project site are composed of undocumented fill primarily of cementitious fill material and concrete debris and considered unstable. The slopes on the site are proposed to be maintained as open space.

To mitigate potential impacts in the northern and western perimeter slopes, the Geotechnical Evaluation recommends one of two actions: removal and replacement with engineered fill or structural setback from the slopes. The Geotechnical Evaluation notes that the Composite Tentative Tract Map prepared by MDS Consulting for the Project indicates that structural setback from the slope option has been utilized.

Per PPP 4.71, as a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading and construct the proposed structures following the recommendations included in the Geotechnical Evaluation prepared for the Project. (Appendix F).

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?			√	

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires preparing a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities[22]. 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 topsoils, such as the use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

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

Operation

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

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 an on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?		√		

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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:

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

PPP 4.7-1 shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse due to an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the water table depth). The site is composed of artificial fill material cementitious slope fill materials, which are considered an undocumented fill. Underlying the fill materials are older alluvial fan deposits consisting of silts, sands, and clays with gravel with bedrock at depths of 30 to 51.5 feet. The granular earth materials were typically moist to saturated, loose to very dense, and medium-stiff to hard. The water table is at a depth of 18 to 29 feet bgs.

Landslides: Evidence of static landslides or slope instabilities was not observed within the northern and western perimeter slopes. As encountered in the exploratory borings and trenches and previous investigations by others, the majority of the north and western slopes are composed primarily of undocumented cementitious fill materials and concrete debris. In their current configuration, these fill slopes are considered unstable.

To mitigate potential impacts in the northern and western perimeter slopes, the Geotechnical Evaluation recommends one of two actions: removal and replacement with engineered fill or structural setback from the slopes. The Geotechnical Evaluation notes that the Composite Tentative Tract Map prepared by MDS Consulting for the project indicates that structural setback from the slope option has been utilized.

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

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 depends on 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 property's soil deposits 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 several 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 due to the settling and compacting of unconsolidated sediment from the shaking of an earthquake. Cohesive soils such as clay and silt are 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]

Liquefaction: The occurrence of liquefaction is restricted to specific 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. According to General Plan, as noted in Threshold 4.7 (a2),[24] the Project site has a high liquefaction potential.

To mitigate potential liquefaction impacts in the northern and western perimeter slopes, the Geotechnical Evaluation recommends one of two actions either the removal and replacement with engineered fill or structural setback from the slopes. The Geotechnical Evaluation notes that the Composite Tentative Tract Map prepared by MDS Consulting for the project indicates that structural setback from the slope option has been utilized.

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

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

Impact Analysis

Plans, Policies, and Programs

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

PPP 4.7-1 shall apply.

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought,

[23] USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html
[24] City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

Engineers and other professionals use the expansion index, EI, value to indicate the soil's swelling potential. According to the American Society for Testing & Materials (ASTM) Standard D4829, soil with an expansion potential of greater than ninety-one is considered expansive soil. Based on laboratory testing, the materials near the ground surface have an Expansion Index EI=8, 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 F).

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

Impact Analysis

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

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

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

- *A Phase I Cultural Resources Assessment*, VCS Environmental, dated October 2019 and is included as Technical Appendix E to this Initial Study.

Impact Analysis

General Plan Figure 4-18, *Paleontological Sensitivity*, indicates that the site has a low sensitivity (L) on much of the southern and some of the northern portions and an uneven bank of land extending in an east to west through the center of the project exhibits a high sensitivity (HA)

designation for finding paleontological resources[25]. As part of the Phase I Cultural Resources Assessment (Appendix E), a paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. This overview included a review of relevant literature, geologic maps, and identifying local resources known to the Museum.

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

Mitigation Measures

GEO-1: Paleontological Inadvertent Discovery. *If paleontological resources are encountered during the project's implementation, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The developer shall retain a qualified paleontologist (the "Project Paleontologist") to evaluate the discovery. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

GEO-2: Paleontological Treatment Plan. *If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the discovery, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

Unique Geologic Feature

The Project site is relatively flat. The site soils generally consist of alluvial soils composed of silty sand with bedrock at depths of 7 to 15 feet. The granular earth materials are very loose to very dense. These features are common in the area. The Project does not contain a geologic feature that is unique or exclusive locally or regionally.

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the following technical report: *Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis*, Rancho Jurupa Residential Project, Vista Environmental, March 6, 2020. and is included as Technical Appendix A to this Initial Study.

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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 *Before 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, before the approval of landscaping plans, the Project Proponent shall prepare and submit landscape plans that demonstrate compliance with this section.*

No single land-use project could generate enough greenhouse gas (GHG) emissions to change the global average temperature noticeably. 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 ha s determined that the SCAQMD's draft threshold of 3,000 MTCO2e per year is appropriate for residential land use development projects. The 3,000 MTCO2e threshold is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for

non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules, and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

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

Table 4.8.1-Annual Greenhouse Gas Emissions

Emission Source	Total Emissions (MTCO2e per year)
Annual construction-related emissions amortized over 30 years	230.31
Area Source	65.48
Energy Source	518.71
Mobile Source	1,877.30
Waste	74.94
Water Usage	123.06
Total CO_2E (All Sources)	**2,889.80**
Screening Threshold (CO_2E)	**3,000**
Threshold Exceeded	**NO**

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

As shown in Table 4.8.1, *Annual Greenhouse Gas Emissions,* the Project can generate a total of approximately 2,889.80 $MTCO_2e$ per year. As such, the Project would not exceed the City's screening threshold of 3,000 $MTCO_2e$. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required.

Threshold 4.8 (a-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 to reduce the emissions of greenhouse gases?			√	

Impact Analysis

Determining a project's consistency with plans, policies, or regulations adopted to reduce greenhouse gas (GHG) emissions plans presents unique challenges because the impact is global,

and solutions require both global, federal, state, and local action. The following are the primary plans adopted at the State level that to reduce GHG emissions:

- The California Air Resources Board (CARB) Scoping Plan is the state's overall strategy in the form of measures that apply to emission sectors that comprise the state's greenhouse gas emission inventory. The state's implementation strategy primarily takes source-specific regulations for energy producers, fuel suppliers, and vehicle manufacturers—for example, California Light-Duty Vehicle GHG Standards and Low Carbon Fuel Standard. The Scoping Plan envisions a limited role for local government in implementing the state's GHG reduction strategy, focusing on local government's authority over land use and some transportation projects.

- The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) supports the State's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities. To this end, the Southern California Association of Governments (SCAG) has adopted the *Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy,* which charts a course for integrating land use and transportation to increase mobility options and achieve a more sustainable growth pattern. Implementation of Connect SoCal depends on partnerships with our local jurisdictions and County Transportation Commissions (CTCs). The land-use strategies in Connect SoCal are based on a growth vision developed through extensive consultation with local communities, which proposes multiple distinct types of Priority Growth Areas and identifies regional growth constraints. SCAG provides resources to help local jurisdictions align local plans and programs with the regional growth vision through technical assistance and funding programs.

The Project supports specific measures of the Scoping Plan and Connect SoCal, such as energy conservation and energy efficiency measures. Other actions, while not directly applicable, would not be obstructed by impeded by Project implementation.

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

Table 4.8.2-Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	The City has determined that the SCAQMD's draft threshold of 3,000 MTCO2e per year is appropriate for this Project. GHG emissions are XX which is less than the 3,000 MTCO2e threshold.
CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.	The Project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code.
LUE 11.6 Energy Efficiency. Require development projects to use energy-efficient design features in site planning, building design and orientation, and landscape design that meet or exceed state energy standards.	The Project is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards, and City's water-efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities following 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.	Parkway improvements on Clay Street include curb adjacent landscaping and sidewalk.
ME 3.36 Bicycle Improvements Conditionally Required. Require the construction or rehabilitation of bicycle facilities and "bicycle-friendly" improvements as a condition of approving new development, following Zoning Ordinance standards	The Project is providing a network of multipurpose trails, sidewalks, and paseos throughout the community. The trails will allow for biking, walking, pedestrian, and equestrian use.
Municipal Code	
Energy Efficiency	As required by Municipal Code Section 8.05.010 (7), California Energy Code, before issuing a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
Green Buildings	As required by Municipal Code Section 8.05.010 (8), *California Green Building Standards Code,* before issuing a building permit, the Project proponent shall submit plans in compliance with this code section.
Water Conservation	The Project will comply with *Chapter 9.283. - Water Efficient Landscape Design Requirements.*
Solid Waste Reduction	The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan to reduce the amount of construction waste transported to landfills.

The SCAG region is diverse and extensive, 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 categories that SCAG must organize for its 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 created to facilitate regional modeling of land use information from nearly 200 distinct jurisdictions. The LDCs employed in the RTP/SCS is not intended to represent detailed land-use policies but are used to describe the general conditions likely to occur within a specific area if recently emerging trends, such as transit-oriented development, were to continue in concert with the implementation of the 2016 RTP/SCS.

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

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

2. Compact: These areas are less dense than those in the Urban LDC, but they are highly walkable with a rich mix of retail, commercial, residential, and civic uses. These areas are most likely to occur as new growth on the urban edge or as large-scale redevelopment. They have a rich mix of housing, from multifamily and attached single-family (townhome) to small- and medium-lot single-family homes. These areas are well served by regional and local transit services, 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 can typically be reached by walking, biking, taking transit, or with a short auto trip.

3. Standard: These areas comprise most 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*, Jurupa Valley is classified as within the Standard LDC.[26]

The zone change amendment does not result in the site being considered in the Urban or Compact LDC for growth projections used for modeling air quality emission assumptions in the 2016 AQMP. As such, the Project is consistent with the growth projections in the City of Jurupa Valley General Plan and is considered to be consistent with the 2016 AQMP.

Based on the analysis above, the Project will not_conflict with an applicable plan, policy, or regulation adopted to reduce the emissions of greenhouse gases

4.9 - Hazards And Hazardous Materials

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

- *Phase I Environmental Site Assessment,* TA-Group DD, August 2019, and Appendix G to this Initial Study.
- *Pipeline Safety Hazard Assessment*, PlaceWorks, Revised September 2021 and is included as Technical Appendix H to this Initial Study.
- *Pipeline Safety Hazard Assessment Peer Review,* Leighton and Associates, August 25, 2021, 2021 and is included as Technical Appendix H to this Initial Study.
- *Airport Land Use Commission (ALUC) Development Review,* File No. ZAP1100RI20, dated November 16, 2020, is included as Technical Appendix I to this Initial Study.
- *Analysis of Proposed Water Quality Detention Basin as a Potential Hazardous Wildlife Attractant for the Clay Street Subdivision Project,* LSA, dated March 2020, is included as Appendix J to this Initial Study.

Threshold 4.9(a) (b)	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		√		

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

Threshold 4.9(a) (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
upset and accident conditions involving the release of hazardous materials into the environment?				

Impact Analysis

Existing Conditions

The subject site is currently vacant and consists of open space, with an ephemeral stream bed, ponds, and heavy vegetation occupying the western and northern boundaries of the site. The balance is a roughly level former pipe production facility whose buildings were demolished. Remnant equipment and building foundations are present, as are large sections of remnant asphalt and concrete cover. Vegetation consisting of grasses, small trees is present on exposed soil sections. Exposed fill at the northern and western margins of the site, which abuts the open space, appears to comprise cementitious materials related to former production activities. Piles of dumped inert materials (soil, asphalt, brick, concrete) are present in the northern portions of the site. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

Construction Activities

Heavy equipment used during the 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 unintentional releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site.

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

Operational Activities

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

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

Southern California Gas Pipeline Easement

Southern California Gas Company owns a 30-inch natural gas transmission pipeline that bisects the project site within a 16.5-foot easement. (See Figure 4.9.1, *Gas Pipeline Location*). A Pipeline Safety Hazard Assessment (PSHA) has been conducted to determine if proximity to this pipeline would pose a significant risk to occupants of the proposed residential development. To minimize potential risks to future residents, the site layout for the Project incorporates a minimum 93-foot structural setback distance from the centerline of the pipeline easement to the nearest residential building. The nearest residential property line would be approximately 83 feet from the centerline of the pipeline easement and 75 feet from the pipeline easement.

<Figure 4.9-1. Gas Pipeline Location is on page 57>

Figure 4.9.1-Gas Pipeline Location

An acceptable level of individual risk for land uses near natural gas or hazardous liquid pipelines has not been established by the State of California or the Federal government. The criterion used by the California Department of Education (CDE) to evaluate new schools that are close to pipelines is an individual risk level below 1 x 10-6 (one in a million). A value less than one in a million is less than significant and acceptable for school occupancy. The Netherlands and the United Kingdom use a risk-based approach for siting land uses near hazardous facilities or underground pipelines. Both countries use one in a million individual risk levels for sensitive land uses, such as residences, schools, or hospitals. Below this threshold, the risk is considered insignificant in comparison to everyday risk exposure. The calculated outdoor risk to an occupant of the proposed residential development at the setback distance of eighty-three feet from the pipeline's centerline is 3.6 x 10-7. This value is below one in a million (1.0 x 10-6). Therefore, the risk to site occupants is considered less than significant. In addition to the individual risk analysis, the risk associated with heat flux on buildings was evaluated, assuming the natural gas pipeline ruptured and then ignited. According to the tentative tract map, for this analysis, the heat flux at 93 feet from the pipeline centerline was calculated, which is the closest distance of a residential building to the pipeline. The criterion used was a heat flux of 31.5 kW/m2, used to calculate the acceptable separation distance for Department of Housing and Urban Development (HUD) housing projects close to hazardous sources. This is based on the assumption that there will be a fire department response within 15 minutes and that the exposed combustible materials will not spontaneously ignite before the fire department arrives.

Additional protection from radiant heat is provided for this project by the concrete block walls along the greenbelt easement. Also, the residences' exterior walls are primarily constructed of stucco, brick, and stone veneers, which provide additional fire resistance. Based on the risk analysis and heat flux analysis, the pipeline does not present a significant risk to future residents, visitors, or structures associated with the Project.

Leighton and Associates reviewed the PHSA on behalf of the City. Supplemental calculations were performed as part of the Revised Pipeline Safety Hazard Assessment by PlaceWorks to determine the risk to the pipeline and calculate the maximum potential load the pipeline may experience in the event of an emergency aircraft landing within the proposed greenbelt. The analysis found that based on the latest statistics from the Riverside Municipal Airport, over 88 percent of the aircraft are single-engine piston planes which the grassy greenbelt could support in the event of a landing.

Additionally, the assessment analyzed the impact of an aircraft's forced landing or crash on the greenbelt. The calculated pressure exerted on the pipeline by a single-engine piston aircraft falling from a height of 1,000 feet and traveling three feet after impact (the minimum depth of the pipeline is three feet) would be 9.3 psi. The pipeline specified minimum yield stress is approximately 1,000 psi; therefore, an airplane forced landing or crash on the greenbelt would not adversely impact the 30-inch pipeline.

Based on the risk analysis, heat flux analysis, and supplemental calculations, the pipeline does not present a significant risk to future residents, visitors, or structures associated with the proposed project. However, Mitigation Measures HAZ-1 through HAZ-5 are recommended further to reduce the risk from the natural gas pipeline. With the implementation of the recommended mitigation measures, the 30-inch natural gas pipeline would not pose a significant risk to site occupants in the unlikely event of a pipeline incident.

Mitigation Measure(s)

HAZ-1: Non-Flammable Fencing and Landscaping*: Before the issuance of a building permit, Project plans shall require that non-flammable fencing, and fire-resistant landscaping and plants shall be used within the 83-foot setback distance and in the design of the greenbelt area and open space.*

HAZ-2: Fire Resistant Building Materials: *Before the issuance of a building permit, Project plans shall require that fire-resistant materials, such as tile roofs and stucco exterior walls with stone or brick accents, shall be used on the sides of the residential homes that face the greenbelt easement, to the extent possible.*

HAZ-3: Gas Pipeline Disclosure: *Before the issuance of an occupancy permit, disclosure shall be made by the builder or sales representatives to potential occupants regarding the proximity of the natural gas pipeline to each residence.*

HAZ-4 Gas Pipeline Demarcation*: Before the issuance of a grading permit and/or the first building permit, the Project Proponent shall contact SoCal Gas and have the pipeline's location marked as it traverses the Project site.*

HAZ-5 Gas Pipeline Warning Signage*. Before the issuance of a grading permit and during construction activities, signs shall be posted along both sides of the pipeline, right-of-way warning persons to evacuate the area, and from a safe location, call SoCalGas® at 1-800-427-2200 (or 911) to report any odors or leakage from the pipeline. The Planning Department shall determine the number and size of the signs.*

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

Impact Analysis

The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest schools from the Project site are Pedley Elementary School, located approximately 0.4 miles Northwest, Indian Hills Elementary School located about 0.4 miles East; and Terrance Elementary School, located approximately .75 miles south. In addition, as discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations concerning hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

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

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 places that meet 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 the Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" CDO and CAO from Water Board.
- According to Section 25187.5 of the Health and Safety Code, list of hazardous waste facilities subject to corrective action, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency, the Project site was found to have an open case #SR0045624 identified as Site Cleanup at former pipe manufacture to mitigate Volatile Organic Compound (VOC) contamination within the soil near the former West Batch Plant on the list of hazardous materials sites compiled according to Government Code Section 65962.5. [27]

The Riverside County Department of Environmental Health, Site Cleanup Program (RCDEH-SCP) reviewed the Remedial Action Completion Report & Site Closure Request, 6501 Clay Street, Jurupa Valley, California (GeoKinetics, July 5, 2019). Based on available data, the RCDEH-SCP, in a letter dated February 25, 2019, determined that no further action related to the cleanup is required. However, the RCDEH-SCP recommended the installation of vapor intrusion mitigation in the area of the former West Batch Plant, which is included as mitigation measure HAZ-1

The results of the Phase I Environmental Site Assessment prepared for the Project (Appendix G) are summarized in Table 4.9-1, *Summary of Site Reconnaissance* on page 60.

[27] California Environmental Protection Agency, Cortese List Data Resources, https://calepa.ca.gov/sitecleanup/corteselist/ , accessed August 20, 2020.

Table 4.9.- Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	No concerns were observed.
Surface Spills	No	No concerns were observed.
Stained Surfaces	No	No concerns were observed.
Fill Materials	No	It appears that undocumented fill soils underlie a majority of the graded site, including concrete debris/soil mixtures exposed on the northern property boundary descending slope.
Pits/Ponds/Lagoons	No	No concerns were observed. A pond is located at the toe of the slope offsite to the northwest of the subject property.
Surface Impoundments	No	No concerns were observed.
ASTs/USTs	No	No concerns were observed.
Distressed Vegetation	No	No concerns were observed.
Wetlands	No	No concerns were observed. Perennial stream and riparian zone located immediately offsite to the west, northwest, and north property boundaries.
Electrical Substations	No	No concerns were observed.
Areas of Dumping	No	No hazardous substances were observed. Scattered soil stockpiles and miscellaneous construction debris were dumped throughout the site.
Transformers Waste/Scrap Storage	No	No concerns were observed.
Chemical Use/Storage	No	No concerns were observed.
Transformers Waste/Scrap Storage	No	No concerns were observed.

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

Recognized Environmental Conditions

Based on the Phase I Environmental Site Assessment, the following Recognized Environmental Conditions (REC) and Historical Recognized Environmental Conditions (HREC) were recorded on the Project Site:

- The Project Site is the location of two former underground storage tanks (USTs), including a 10,000-gallon diesel and 2,000-gallon gasoline. The USTs were removed from the property under the Riverside County Department of Environmental Health (RCDEH) in 1998. The former USTs is considered a Historical Recognized Environmental Condition (HREC). Based on the subsurface soil sampling conducted at the time of the UST removals showed no contamination evidence, RCDEH determined that no further site mitigation related to the USTs would be required.

- The State Water Resources Board Geo Tracker identified several Environmental Site Assessments (ESA), and investigations have been performed on the property related to soil contamination associated with Volatile Organic Compounds (VOC), hydrocarbons, thallium, and Chromium. A Remedial Action Plan was prepared to address VOC contamination and other soil contamination. In 2018, a soil vapor extraction system was

installed to mitigate the VOC contamination. Additionally, contaminated soils were excavated and removed from the site. The soil vapor extraction system operated from January 2018 to April of 2019. Several rebound tests were conducted to identify maximum concentration of contaminant levels. The results of the March 2019 rebound test showed that the concentration levels were acceptable and were forwarded to the County of Riverside Department of Environmental Health for review. The County of Riverside concurred with the results, and on February 25, 2019, a Site Closure letter was issued that identified no further action related to clean-up was required. The County of Riverside did recommend, as a conservative approach, that the proposed project install a vapor barrier and sub-slab venting system in the area where the former Batch Plant was located.

Although not RECs, TA-Group DD that performed the Phase I Environmental Site Assessment recommended the following measures due to historic site conditions:

- Due to the nature of historical operations and the remaining presence of large industrial equipment foundations, sumps, and related appurtenants, TA-GROUP DD recommends that a Soil Management Plan (SMP) be developed before any future site improvements. A SMP provides general guidance on addressing any buried trash/debris, equipment, tanks, or other waste or suspect material encountered during future property development.

- According to previous investigations, three septic systems are located on the subject property. Unless planned for future use, these features should be appropriately abandoned following State and County Health Department guidelines.

Mitigation Measure(s)

HAZ-6 Soil Management Plan: *Before issuing a grading permit, due to the presence of large industrial equipment foundations with sumps and formerly documented surface staining, a Soil Management Plan (SMP) be prepared and submitted to the City. The SMP shall provide general guidance on addressing any buried trash/debris, equipment, tanks, or other waste or suspect material that may be encountered during grading activities.*

HAZ-7- On-Site Wastewater Treatment System Removal/Abandonment: *Before issuing a grading permit, the Project Proponent shall be required to remove any on-site wastewater treatment system components or provide evidence that the system has been abandoned to the satisfaction of the Building and Safety Department.*

HAZ-8: Vapor Intrusion Barrier: *Before issuing an occupancy permit for any residential dwelling unit located within the former West Batch Plant area of the Project site, sub-slab liners made of a minimum of 40 to 60 mil high-density polyethylene (HDPE) shall be installed before the slab for each structure is poured. The membranes should be durable enough (at least thirty mil) to prevent*

damage during placement, building construction, remodeling, or maintenance or to resist failure due to earth movement and age.

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

Impact Analysis

Airport Land Use Compatibility Zone

The nearest airport is Riverside Municipal Airport, located approximately 1.25 miles southeast of the Project site. According to *Map RI-1, Riverside Municipal Airport Land Use Compatibility Plan*, most of the Project site is situated in airport compatibility Zone D and a portion of the north side in Zone E.[28] The part of the Project site in Zone E has no land-use requirements, whereas Zone D requires a land-use density greater than or equal to 5.0 dwelling units per acre and 10% open space requirement with a minimum width of 75 feet and length of 300 feet. To comply with the Airport Land Use Compatibility Plan requirements, the density of the Project in Zone D is 5.07 dwelling units per acre, and open space is provided near the center and western edge of the site.

The Airport Land Use Commission (ALUC) conducted a development review of the Project (File #ZAP1100RI20) and, on November 12, 2020, found the Project consistent with the *2005 Riverside Municipal Airport Land Use Compatibility Plan*, subject to the mitigation measures described below. In addition, The Federal Aviation Administration (FAA) conducted an aeronautical study of the proposed Project (Aeronautical Study No. 2020-AWP-1470-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety.

Airport Hazardous Wildlife Attractant

Based on comments received by the ALUC, the proposed plantings for the Project include twelve tree species (3 native and nine non-natives) and twenty-three species of tall shrubs, medium shrubs, and low shrubs and groundcover (3 native, one cultivar of a native, and 19 non-native species). Presumably, just a subset of these 35 species will be used to landscape the WQDB. Ten species on the list comply with the ALUC's landscaping brochure recommendations. Most of the other proposed plant species on the CLMP list are not on the ALUC list; however, most of these species have no special attraction as a food source or habitat for hazardous birds, such as geese,

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

other waterfowl, turkey vultures, and crows. They, therefore, would likely be acceptable choices for use in the WQDB. Various species of hummingbirds, warblers, finches, and other small native birds would be expected to forage, nest, or shelter in the proposed trees, shrubs, and groundcover, but not in numbers that could pose a hazard to aviation in the area. The possible exception is Berkeley sedge (Carex divulsa), a non-native plant; Canada geese will feed on native sedges, but Berkeley sedge is a relatively tall (18 inches in height) ornamental species. If planted in combination with species, such as deer grass (Muhlenbergia rigens) and not mowed, the resulting tall vegetative cover would not likely be attractive to Canada geese.

Airport Noise

The Project consists of single-family residences and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport, located approximately 1.25 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the southwest section of the Project site is located within the 55 CNEL to 60 CNEL Noise Impact Zone. The Riverside Municipal Airport Land Use Compatibility Plan states that single-family residential land uses are acceptable within the 55 to 60 CNEL noise contour. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.

Conclusions

With the implementation of the following mitigation measures, the Project will not result in a safety hazard or excessive noise for people residing or working in the Project area.

Mitigation Measures

HAZ-9. Land Use Restrictions. *The following requirements shall be specified in the Project's CC&Rs, and shall be required to be included in the Subdivision Public Report notifying buyers of land use restrictions. A copy of the CC&Rs shall be provided to the City of Jurupa Valley staff or its designee to ensure that the provision is included. The Project's homeowners' association shall enforce the CC&Rs.*

The following uses shall be prohibited:

1) *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.*

2) *Any use which would cause sunlight to be reflected towards an aircraft in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.*

3) *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, production of cereal grains, sunflower, and row crops, composting operations, 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).*

4) *Any use which would generate electrical interference that may be detrimental to the operation of aircraft and aircraft instrumentation."*

5) *Highly noise-sensitive nonresidential uses.*

6) *Hazards to flight.*

HAZ-10. Open Space Requirements. *The following requirements shall be implemented as follows:*

1) *Before issuing a building permit, the Project's the Project Proponent shall the CC&Rs for Planning Department approval to ensure that a requirement is included that at least 5.04 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit in the R-4 Development Plan, shall be kept obstacle and obstruction-free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).*

2) *Before issuing the first occupancy permit, approximately 3.08 acres identified on Tentative Tract Map No. 37714 and Site Development Plan No. 20035, as preserved open space shall be conveyed to a conservancy.*

HAZ-11. Building Restrictions: *Before issuing a building permit for any residential dwelling unit, building plans shall demonstrate that the following requirements are met:*

1) *The proposed buildings shall not exceed twenty-eight feet above ground level, and a maximum elevation at the top of the point of 808 feet above mean sea level.*

2) *The maximum height and top-of-point elevation specified above shall not be amended without further review by the ALUC and the FAA; provided; however, that reduction in structure height or elevation shall not require further review by the ALUC.*

HAZ-12. Construction Restrictions. *Before issuing a building permit, the following note shall be placed on the building plans:*

"Temporary construction equipment used during the actual construction of the structure(s) shall not exceed 28 feet in height, and a maximum elevation of 808 feet above mean sea level unless separate notice is provided to the FAA through the Form 7460-1 process."

HAZ-13. Water Quality Detention Basin Design (WQDB) and Operation.

Before issuing a grading permit, the grading plans shall provide for the following:

1) *The WQDB shall be designed to provide a 48-hour drawdown time during a 24-hour rainfall event.*

2) *Per the ALUC's Landscaping Near Airports brochure recommendations, trees planted around the proposed WQDB shall be spaced to prevent overlapping crown structures. In addition, planting trees with verifiable canopy heights, as noted in the ALUC brochure, is recommended. Based on the attached CLMP, it appears that the trees proposed for planting around the basin include coast live oak (Quercus agrifolia) and California sycamore (Platanus racemosa), both native species. The coast live oak is an evergreen species and, based on the ALUC recommendations, should be limited to 20 percent of the tree plantings around the WQDB. The California sycamore is a deciduous species and lacks leaves during the winter months. Therefore, this tree would not be attractive as a winter roost for species, such as American crows, which can aggregate in large roosts during the winter.*

3) *The WQDB design shall include slopes greater than 3:1 in the "hydromod" portions of the facility to minimize shelter and nesting opportunities for hazardous wildlife.*

Before the issuance of the first occupancy permit, provisions shall be made for the following

4) *Regular maintenance will be provided to eliminate seeding, shelter, and unsuitable vegetation.*

5) *When the Homeowners Association is established, it is recommended to develop a planting, maintenance, and management plan for the WQDB and the surrounding areas to ensure compliance with the ALUC requirements. The plan should specifically address measures to minimize the attractiveness of the proposed basin for hazardous bird species.*

6) *Per the ALUC, a notice sign 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 for monitoring the stormwater basin.*

HAZ-14. Disclosures and Notices. *Before issuing an occupancy permit, or other means as approved by the Planning Department, the following disclosure notices shall be provided to all potential purchasers of the proposed lots and shall be recorded as a deed notice.*

1) *"This property is presently located near an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances associated with proximity to airport operations (for example noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchases and determine whether they are acceptable to you. (Business and Professions Code Section 11010 (b) (13) (A)]."*

2) *During the period that the Project Proponent is conducting home sales on the site, informational signs shall be posted in conspicuous locations within the Project site, clearly depicting the proximity of the Project to Riverside Municipal Airport and aircraft traffic patterns. The Project Proponent shall submit an exhibit showing the location and size of the signs.*

3) *The ALUC overflight informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns, the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights, as well as Compatibility Factors exhibit from the Riverside Municipal Airport Land Use Compatibility Plan.*

4) *Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the Project Proponent or their designee and e-filed with the FAA. This requirement is also applicable if the Project is abandoned, or a decision is made not to construct the applicable structure(s).*

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

Impact Analysis

Access to the Project site is proposed from Clay Street via Van Buren Boulevard and Limonite Avenue. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles.

The following roadway improvements are proposed:

Clay Street along the Project's frontage is a paved city-maintained street and is identified as a major highway. Due to existing improvements, right-of-way limitations, and topographical conditions, Clay Street proposed section improvements generally vary as follows:

- Clay Street North Section: From existing bus stop to Haven View Drive; Ultimate right-of-way width of 118-ft; dedicate property to an ultimate half-width right-of-way of 59-ft from centerline to property line;12-ft landscape raised median; 32-ft pavement width with new curb and gutter; 21-ft parkway including 6-ft meandering sidewalk and landscaping.

- Clay Street South Section; From existing bus stop to Linares Avenue; Ultimate right-of-way width of 121-ft; dedicate property to an ultimate half-width right-of-way of 62-ft from centerline to property line; 12-ft landscape raised median; 38-ft pavement section; 24-ft parkway including 10-ft decomposed granite multi-purpose trail; location of existing curb, gutter, and sidewalk to remain.

- Curb and gutter repairs along the frontage as directed by the City Engineer when improvements' installations.

- 10-ft decomposed multi-purpose granite trail with 48-in 3-Rail PVC fence to be located behind the existing wrought-iron wall on private property. The city shall own and maintain the trail.

- The project proponent shall be responsible for any match-up asphalt concrete (AC) paving and reconstruction or resurfacing of existing paving as determined by the City Engineer.

Northerly Driveway at Clay Street

The Project proposes the following improvements:

- 56-ft paved road on an ultimate right-of-way width of 76-ft.

- 12-ft landscaped median.

- 10-ft parkway with adjacent curb landscape and 5-ft sidewalk.

Southerly Driveway at Clay Street

The Project proposes the following improvements:

- 56-ft paved road on an ultimate right-of-way width of 76-ft.

- 12-ft landscaped median.

- 10-ft parkway with adjacent curb landscape and 5-ft sidewalk.

Pedlley Road

Pedley Road along the Project's frontage is a paved city-maintained street and is identified as a local road with an ultimate right-of-way width of 60-ft. Project Proponent shall dedicate property along the project frontage to an ultimate half-width right-of-way of 30-ft from centerline to property line. Improvements shall include full-width pavement rehabilitation; removal and replacement of AC Berm/Dike; clearing and grubbing within the parkway limit; curb and gutter repairs to the satisfaction of the City Engineer; removal, relocation, and undergrounding of existing overhead utilities; and 6-ft tall fencing along the project boundary.

The proposed driveway approach on Pedley Road at the Socal Gas Access easement driveway is designed to align with Socal Gas's gated access easement and meets Riverside County standard 207A.

Internal Streets

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

The above-described improvements will not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures.

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

Impact Analysis

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

4.10 Hydrology And Water Quality

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

- *Preliminary Hydrology Report;* MDS Consulting; March 2020. (Appendix K).
- *Preliminary WQMP*, MDS Consulting; March 2020. (Appendix L).

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

- *Water and Sewer Will Serve Letter*, Jurupa Community Services District, August 28, 2019. (Appendix M).

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

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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 to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented in order to avoid such deterioration and identify the implementation manner. 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 according 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 with 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 to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.*

PPP 4.10-4 *As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section E, any person, or entity owns or operates a commercial and industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.*

Water Quality Standards

The Porter-Cologne Water Quality Control Act[30] defines water quality objectives (i.e., standards) as "…*the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific a*rea" [(§13050 (h)].[31]

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 affect water quality adversely. As such, short-term water quality impacts can occur during construction activities in the absence of any protective or avoidance measures.

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities[32]. The permit is required for all Projects that include construction activities, such as clearing, grading, and excavation that disturb at least one acre of total land area.

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

Operational Impacts (Water Quality Requirements)

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

32 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

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. According to the requirements of the Municipal Code[33], 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 operational. The Plan prepared for the Project (Appendix L) proposes diverting surface runoff to the water quality and storm detention basin located at the site's southwest corner.

Waste Discharge Requirements

The Santa Ana Regional Board issues waste Discharge Requirements under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements."[34] These requirements regulate the discharge of wastes that are not made to surface waters but 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[35] (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary sewer systems. Additionally, the SSMP contains a spill response plan that establishes standard procedures for immediate response to a sanitary sewer overflow in a manner designed to minimize water quality impacts and potential nuisance conditions. By connecting to the Jurupa Community Services District sewer system, the Project will not violate any waste discharge requirements.

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

Impact Analysis

[33] Ibid.

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

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

Groundwater Supplies

According to the Water and Sewer Availability Letter issued for the Project (Appendix M), 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 the long-term decline of water levels), JCSD may incur a replenishment obligation, which the Watermaster uses to recharge the ground water basin with State Water Project water. The Watermaster has maintained the Basin 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 several factors such as population and the number of water wells in a bay. 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 require 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 or prevent the implementation of the management plan for the Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant

Threshold 4.10 (c). Would the Project:	**Potentially Significant or Significant Impact**	**Less than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			√	
(ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite?			√	

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(iii) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			√	
(iv) Impede or redirect flood flows?			√	

Impact Analysis

Existing Condition

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

Proposed Condition

The onsite runoff will be intercepted and conveyed through public street improvements and onsite storm drain system southwest and discharged to the existing stream. To meet NPDES requirements, the proposed storm drain system will route first flush runoff (85th percentile) to a water quality basin located onsite just before discharge to the existing stream. This basin has been sized to treat the entire Project's first flush volume.

The Project has been designed to implement the following Low Impact Development features:

- The existing drainage course and patterns that currently traverse the Project have been preserved in their natural state.
- Approximately 10.8 acres of the site will be preserved in its' natural condition providing a buffer between the developed portion of the Project and the natural vegetation while maintaining existing drainage patterns along the western boundary of the Project.
- In addition to the 1.81 ac of open space and nine park sites totaling approximately 14.1 ac will be landscaped with drought-tolerant plants and efficient irrigation to mitigate soil erosion and reduce the overall impervious coverage impact of the Project.

- Preservation of the natural infiltration has been maintained in the existing drainage courses.

- Impervious coverage minimization of the Project has been achieved with a medium density residential land use design, open space, and natural drainage course preservation.

Conclusion

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 that 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.

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

Impact Analysis

According to the General Plan[36], the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps[37], the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

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

Impact Analysis

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

[37] California Department of Conservation, *California Official Tsunami Inundation Maps,* https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area., accessed August 30, 2020.

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

4.11 Land Use And Planning

Threshold 4.11 (a)	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide a community?				√

Impact Analysis

An example of a Project that can divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is in an area primarily characterized by residential and commercial development. The Project site is approximately 67 acres in size and is bordered by Clay Street to the east, Pedley Street to the west, the UPRR tracks to the south, Van Buren Boulevard, and a shopping center to the north. As such, the Project will not divide an established community.

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

Impact Analysis

The Project's compliance with 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 to *avoid or mitigate an environmental effect* are summarized below.

- *South Coast Air Quality Management District 2016 Air Quality Management Plan* (Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality* for analysis).

- *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).*
  (Refer to Threshold 4.4 (f) in Section 4.4, *Biological Resources* for analysis).

- *California Air Resources Board Scoping Plan.*
  (Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions* for analysis).

- *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* for analysis).

- *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* for analysis.

Conclusion

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 implementation of the PPP's Mitigation Measures throughout this Initial Study.

4.12 Mineral Resources

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

Impact Analysis

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

[38] 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 another land-use plan?				√

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing. It includes areas held in reserve for future mineral extraction and processing.[39] The Project site is designated as Medium High-Density Residential (MHDR) by the General Plan. 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.

4.13 Noise

The following analysis is based in part on the following technical report: *Noise Impact Analysis*, Vista Environmental, dated March 27, 2020, and is included as Technical Appendix N to this Initial Study.

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

Impact Analysis

Existing Ambient Noise Levels

The primary source of noise in the area is from vehicle traffic from Clay Street and the Metrolink/BNSF Railroad, which ranges from 63.3-73.2 dBA.

Noise Receiver Locations

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

Table 4.13.1-24-Hour Ambient Noise Levels at Receiver Locations

Location	Description	Average Noise Level (dBA Leq)		CNEL
		Daytime	Nighttime	
1	Located approximately 270 feet north of Metrolink/BNSF Railroad and 560 feet west of Clay Street.	57.0	57.0	64.6
2	Located approximately 135 feet west of Clay Street and 350 north of Linares Avenue.	61.6	56.9	65.3
3	Located at 6619 Pedley Road.	55.5	56.1	63.3
4	Located northeastern corner of the project site, approximately 50 feet west of Clay Street and 120 feet south of Haven View Drive.	71.1	64.7	73.2

Source: Noise Impact Analysis (Appendix N).

Figure 4.12.1-Noise Measurement Locations

Construction Noise Impact Analysis

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

Table 4.13.2-Typical Construction Equipment Noise Levels

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

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

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

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

Portions of the Project site are located within one hundred feet of a senior facility and two hundred feet from residential uses located to the east and west of the Project site. Therefore, the Project contractors must limit construction activities during the days and times required by Mitigation Measure NOI-1 on page 84.

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 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 62 to 76 dBA at the senior facility, approximately 100 feet to the east, and 58 to 71 dBA to the residential uses, about 200 feet to the west. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime eighty dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual.* Although construction noise levels do not exceed the noise threshold, sensitive receptors adjacent to the Project site

will be exposed to higher noise levels. To reduce construction impacts to the senior facility and residential uses to the maximum extent feasible, the following mitigation measure is required.

Mitigation Measure(s)

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

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

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

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

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

Off-Site Operational Traffic Noise Impacts

According to Caltrans, the human ear can begin to detect sound level increases of three decibels (dB) in typical noisy environments.[40] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound would generally be barely detectable. The Project is forecast to generate a maximum of 2,398 daily trips at full occupancy. It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via Van Buren Boulevard and Clay Street, which are substantially trafficked roads with a current daily traffic count presented in Table 4.13-3, *Roadway Traffic Count.* The addition of 2,398 trips would create a minimal noise increase of less than 0.6 dBA CNEL. Existing and Project contributions to traffic noise levels are shown in Table 4.13-4, *Project Traffic Noise Contribution. T*he project contribution of 0.0 to 0.6 dBA CNEL is less than the one dBA significance threshold.

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

Table 4.13-3- Roadway Traffic Count

Roadway	Segment	General Plan Classification	Near-Far Lane Distance (feet)	Vehicle Speed (MPH)	Average Daily Traffic	
					Existing	2024 With Project
Baldwin Avenue	South of Limonite Ave	Local	20	25	1,360	1,500
Clay Street	South of De Anza Plaza	Primary	46	45	17,420	20,660
Clay Street	North of General Road	Primary	46	45	18,460	21,900
Clay Street	East of Van Buren Blvd	Primary	46	45	19,420	24,070
Van Buren Blvd	North of Clay Street	Expressway	60	55	40,990	48,720

Source: City of Jurupa Valley, 2017; Linscott Law & Greenspan, 2020.

Table 4.13-4-Project Traffic Noise Contribution

Roadway	Segment	dBA CNEL at Nearest Receptor[1]			Increase Threshold[2]
		Existing	Existing Plus Project	Project Contribution	
Van Buren Boulevard	North of Jurupa Road	67.0	67.2	0.2	+1 dBA
Van Buren Boulevard	South of Jurupa Road	70.4	70.6	0.2	+1 dBA
Van Buren Boulevard	North of Clay Street	71.6	71.7	0.1	+1 dBA
Pedley Road	North of Limonite Avenue	59.1	59.1	0.0	+3 dBA
Clay Street	South of Haven View Drive	66.7	67.3	0.6	+1 dBA
Limonite Avenue	West of Collins Street	70.2	70.3	0.1	+1 dBA
Limonite Avenue	West of Clay Street	64.1	64.4	0.3	+1 dBA
Limonite Avenue	East of El Palomino Drive	65.7	65.9	0.2	+1 dBA
Limonite Avenue	East of Camino Real	67.2	67.4	0.2	+1 dBA
Limonite Avenue	East of Peralta Place	65.1	65.3	0.2	+1 dBA

Notes:
[1] Distance to nearest residential use shown in Table J, does not take into account existing noise barriers.
[2] Increase Threshold obtained from the FTA's allowable noise impact exposures detailed above in Table A.
Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108.

Operational Noise Impacts

In residential areas, stationary noise sources include air conditioners and swimming pool /spa mechanical equipment. The noise level associated with these sources varies with the type of noise source and the distance from the noise source. Most residential central air conditioners range from fifty dBA (the sound of rainfall) to 80 dBA (the sound of running garbage disposal) measured at 1 – foot from the compressor motor. Variable-speed air conditioners will operate as low as twenty-five dBA when on low speed. Residential pool pumps operating at highspeed noise levels range from sixty-five dBA to 80 dBA measured at 1 – foot from the pump. At 25 -feet, a noise level at 80 dBA measured at 1-foot would attenuate to fifty-two dBA without the use of barriers.

Typical residential central air conditioners and pool equipment are installed close to and either on a side or rear of the structure. The location of the equipment near the structure and solid

fencing separating properties acts as a shield or barrier to noise propagation through the structure or fence to surrounding properties.

A noise barrier such as fence or wall when it is tall enough to block the line of sight will provide approximately 5 dB of noise reduction. Each additional foot above the line of sight will provide an additional 1.5 dB of noise reduction. [41] A typical 6-foot fence would decrease the noise level from a standard central air conditioning unit by 9 to 10 dBA and lower the noise level of a pool pump by 11 to 12 dBA. Proper placement and barriers found in typical residential construction will reduce the noise level of air conditioning and pool equipment to less than significant impacts.

Conclusion

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

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

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 can result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with several types of construction equipment are summarized in Table 4.13-4, *Vibration Source Levels for Construction Equipment*.

[41] FHWA Noise Barrier Design, https://www.fhwa.dot.gov/Environment/noise/noise_barriers/design_construction/keepdown.cfm

Table 4.13.5-Vibration Source Levels for Construction Equipment

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

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

The closest residence to the Project property line is minimally one hundred feet from the property line. The estimated construction vibration level from a large bulldozer (worst case scenario) measured at 15-feet would create a level of 0.191 in/sec that does not exceed the 0.2 in/sec threshold.

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

Impact Analysis

The Project consists of single-family residences and will not expose people to excessive aircraft noise. The nearest airport is Riverside Municipal Airport, located approximately 1.25 miles southeast of the Project site. According to *Map RI-3, Noise Compatibility Contours Riverside Municipal Airport, Land Use Compatibility Plan*, the southwest section of the Project site is located within the 55 CNEL to 60 CNEL Noise Impact Zone. The Riverside Municipal Airport Land Use Compatibility Plan states that single-family residential land uses are acceptable within the 55 to 60 CNEL noise contour. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.[42]

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

4.14 Population And Housing

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

Impact Analysis

The Project site has a General Plan Land designation of MHDR (Medium-High Density Residential) which allows a maximum density of eight dwellings units per acre (du/ac). As proposed, the Project has a density of 3.8 du/ac and is therefore consistent with the General Plan. According to the 2020 population estimates provided by the California Department of Finance, there are 3.89 persons per household in Jurupa Valley[38]. Based on 254 dwelling units, the Project could increase the city's overall population by 988 persons (assuming all new residents will come from outside the city limits). The Project site is also in a developing residential area of the city surrounded by urban development. Development of the Project is a logical extension of existing nearby development. In addition, the Project site is served by existing water and sewer facilities, gas and electric utilities, and streets. No additional infrastructure will be needed to serve the Project other than connection to infrastructure in the site's immediate vicinity.

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

Impact Analysis

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

[38] E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark, https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/, accessed on July 24, 2021.

4.15 Public Services

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

FIRE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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 must pay a Development Impact Fee that the City can use to improve public facilities and offset the incremental increase in the demand for public services that the Project would create.*

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County City of Jurupa Valley Fire Station No. 16, located approximately 1.4 miles east of the Project site at 9270 Limonite Avenue.

Development of the Project would impact fire protection services by placing 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 of 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 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 fire protection services.[43] 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 equipment, to offset the incremental increase in the demand for fire protection services that the Project would create.

POLICE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the

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

Development Impact Fee to assist the City in providing public services, including police protection services[44]. 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 equipment, to offset the incremental increase in the demand that the Project would create.

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 of 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.

SCHOOLS

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-3 *Before issuing a building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.*

The Project site is served by the Jurupa Unified School District, which provides elementary, middle, and high school services throughout the city. The Project is forecast to generate the following number of students as shown in Table 4.15.1, *Student Generation Factors*.

Table 4.15. 1-Student Generation Factors

School Level	Student Generation Factor	Number of Students
Elementary School	0.4500	114
Middle School	0.1288	37
High School	0.2599	66
Total	**---**	**217**

Source: Jurupa Unified School District*, Residential and CID Development School Fee Justification Study,* March 23, 2021, Table 5.

The District is authorized by State law (Government Code § 65995-6) to levy a new construction fee per square foot of construction to fund the reconstruction or construction of new school facilities. According to Section 65995(3) (h) of the California Government Code, the payment of statutory fees is "*deemed to be complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real*

[44] Ibid.

property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities." Therefore, the payment of school impact fees for residential development would offset the potential impacts of increased student enrollment related to the implementation of the Project. The Project proposes 254 (254) new housing units that may create additional students to serve by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District following the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Under Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

PARKS

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-4 *Before issuing a building permit, the Project Proponent shall pay required park development impact fees to the Jurupa Area Recreation and Park District according to District Ordinance No. 01-2007 and 02-2008.*

The nearest public park to the Project site is Clay Park, located approximately ¼ mile to the east. The City requires the dedication of land, payment of fees in lieu of parkland dedication, or a combination thereof at a rate of five (5) acres of parkland per 1,000 residents for proposed residential subdivisions.[45] Based on 254 dwelling units, the Project could increase the City's overall population by 988 persons (assuming all new residents will come from outside the city limits). Nine hundred eighty-eight persons would result in the need for 4.94 acres of additional parkland. The Project proposes to meet the parkland requirement by developing on-site parks or the payment of the in-lieu fee or a combination of both.

OTHER PUBLIC FACILITIES

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies 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:

[45] Municipal Code Section 7.25.020. - Park and recreation fee and dedications.

PPP 4.15-2 above applies to the Project.

As noted in response to Issue 4.14(a), *Population and Housing*, of this Initial Study, the project's development would add approximately 953 persons to the population of the City, assuming that all new residents come from outside the City limits. This low number of persons in relation to the current population of 107,083 would not significantly increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project offers a fair share of funds for additional public services. These funds may be applied to the acquisition and construction of public facilities.[46]

Based on the above analysis, with PPP 4.14-2 above, impacts related to other public facilities are 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
Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				√

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

[46] Ibid.

As noted in response to Issue 4.14(a), *Population and Housing*, of this Initial Study, the development of the Project would add approximately 988 persons to the population of the City, assuming that all new residents come from outside the City limits. This small number of persons in relation to the City population of 107,083 would not cause substantial physical deterioration of any recreational facilities or accelerate the physical decline of any recreational facilities. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

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?				√

Impact Analysis

As noted in response to Issue 4.14(a), *Population and Housing*, of this Initial Study, the project's development would add approximately 988 persons to the population of the City, assuming that all new residents come from outside the City limits. This small number of persons in relation to the City population of 107,083 would not require the construction or expansion of recreational facilities, which might adversely affect the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

4.17 Transportation

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

- *Vehicle Miles Traveled (VMT) Analysis for the Appaloosa Springs Project,* Linscott, Law & Greenspan, Engineers, dated August 11, 2021, and is included as Technical Appendix O to this Initial Study.

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?			√	

Impact Analysis

The Project site is served by transit service by the Riverside Transit Agency (RTA). An existing RTA bus stop on Clay Street served by Route #21 with service along and a transfer station on Limonite Avenue with service to the Pedley Metrolink Station. The Project is not proposing any improvements that would interfere with the current transit service. In addition, the Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

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

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. Results 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 necessary if a project is located in a Transit Priority Area (TPA) or a low VMT area. The project is a local serving retail project or other neighborhood use, including projects that generate fewer than 250 daily trips. Based on the *Vehicle Miles Traveled (VMT) Analysis for the Appaloosa Springs Project* Technical Memorandum, the proposed Project will not screen out, thus requiring a complete VMT analysis.

VMT Analysis

Table 4.17.1, *Vehicle Miles Traveled (VMT) Per Capita-Jurupa Valley*, 0n page 93 summarizes the average VMT per Capita values utilizing RIVTAM for the City of Jurupa Valley and the proposed Project. It should be noted that the Project is located in Traffic Analysis Zone (TAZ) 3333, and the Project development totals were converted into Socio-Economic Data (SED) and inputted into the RIVTAM.

Table 4.17.1 Vehicle Miles Traveled (VMT) Per Capita-Jurupa Valley

VMT Area	Baseline Year	Cumulative Year
City of Jurupa Valley	12.60	11.73
Project (TAZ3333)	12.34	11.52
Compared to Threshold	**2.06% Lower**	**1.79% Lower**

Source: Linscott, Law & Green *VMT Analysis for the Appaloosa Springs Project*, August 11, 2021 (Appendix 0).

As shown above, the Project's Average VMT per Capita is 2.06% below the City average VMT per Capita for the Baseline Year. Based on the City's VMT significance thresholds, the Project does not exceed the City of Jurupa Valley VMT per Capita (i.e., VMT per Capita = 12.60). It thus does not have a significant transportation impact. In addition, the Project's Average VMT per Capita is 1.79% below the City average VMT per Capita for the Cumulative Year, and thus the Project's impacts are not cumulatively considerable. It should be noted that as previously mentioned and according to the City of Jurupa Valley Traffic Impact Analysis Guidelines (dated November 2020), if a project is consistent with the *Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS), then the cumulative impacts shall be considered less than significant. Since the proposed Project is consistent with the RTP/SCS as discussed in Section 4.10, *Land Use and Planning,* the cumulative impacts are considered less than significant.

CONCLUSION

Consistent with the City of Jurupa Valley Traffic Impact Analysis Guidelines (dated November 2020) and based on the VMT methodology, criteria, guidelines, thresholds, and results outlined in this Technical Memorandum, the proposed Project will not have a significant Project VMT impact nor a significant cumulative VMT impact.

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

Impact Analysis

Access to the site is already in place from Clay Street abutting the Project site. The Project is only proposing the construction new curb and gutter, sidewalk, and landscaping along Clay Street and the same type of improvements on Pedley Road (although direct access to the site is not proposed). New internal streets will be constructed to meet the City's street improvement requirements. In addition, the Project is located in an area developed with commercial, industrial, and residential uses. The Project would not be incompatible with existing development in the

surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

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

Impact Analysis

The Project would take access from Clay Street from Van Buren Boulevard and Limonite Avenue. 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.

4.18 Tribal Cultural Resources

The following analysis is based in part on the following technical report: *Phase I Cultural Resources Assessment*, VCS Environmental, dated October 2019 and is included as Appendix E to this Initial Study.

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

Impact Analysis

Historic Context

The research identified the current Project area as a general location associated with Native American occupation and use during prehistoric and protohistoric periods. It is also related to historic Mexican period rancho activity, American period ranching, farming activity, and, more recently, recreational activity. The Project site is generally associated with Native American

occupation and use during prehistoric and protohistoric periods. It is also related to historic Mexican period rancho activity, American period ranching, farming activity, and, more recently, recreational activity.

The Clay family owned the Project site as a ranch for raising and breeding horses. In 1958 Clay sold approximately 50-acres that includes the current Project Site, to the United Concrete Pipe Company.

The Project site has been vacant for many years, with the precious structures used by the Northwest Pipe Company razed in 2006.

Research and Conclusions

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

The California Historical Resources Information System (CHRIS) Eastern Information Center (EIC) indicated that nineteen surveys were completed within a half-mile radius of the project site. The research shows that of the nineteen surveys, 8 were at least partially within the Project boundary, and 3 of the 8 included surveys for the entire project site. The EIC records search, and literature review revealed eleven cultural resources recorded within ½ mile of the Project Site. Two were recorded within the Project Site referenced as 33-015968 NW Pipe Co. Mill Building (Destroyed) and 33-015969 NW Pipe Co. Production Warehouse (Destroyed), both of which were determined to be not eligible for protection and razed in 2006. None of the other recorded resources will be impacted by the proposed Project. In addition, research failed to identify any National Register of Historic Places properties; no California State Landmarks; no California Register of Historical Resources; nor any California Points of Historical Interest near the Project site.

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

Threshold 5.18 (b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of the resource to a California Native American tribe?				

Tribal Cultural Resources consist of the following:

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

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

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

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

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

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

The Gabrieleño Band of Mission Indians-Kizh Nation and the Soboba Band Luiseño Indians requested consultation. Based on the consultations, the following mitigation measures are recommended that not only reduce the potential impacts to Tribal Cultural Resources to a less-

than-significant level, but that also incorporate the expertise and knowledge of all tribes whose resources may be impacted by the Project.

Mitigation Measure(s)

TCR-1: Retain Registered Professional Archaeologist: Before *issuing a grading permit, the Project Applicant shall retain a Registered Professional Archaeologist ("Project Archaeologist") subject to the approval of the City, to be on-call during all mass grading and trenching activities. The Project Archaeologist's responsibilities include, but are not limited to, coordinating with the Consulting Tribe(s) in the performance of Mitigation Measures TCR-2 through TCR-6 below.*

TCR-2: Cultural Resources Management Plan: *Before issuing a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the implementation of the City's Tribal Cultural Resource Mitigation Measures TCR-3 through TCR-6, including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to final approval by the City of Jurupa Planning Department.*

TCR-3: Tribal Monitoring: *Before issuing a grading permit, the Project Applicant shall provide the City of Jurupa Valley evidence of agreements with the consulting tribe(s), for tribal monitoring. 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 AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. The Project Applicant is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities.*

TCR-4: Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources: *In the event that buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with the consulting tribe(s). The following procedures will be carried out for treatment and disposition of the discoveries:*

a) *Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and*

b) *Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Jurupa Valley Department with evidence of same:*

c) *Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource.*

d) *Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; location information regarding the reburial location shall be included into the final report required under TCR-4. Copies of the report shall be provided to the City for its records, the Consulting Tribe(s), and the Eastern Information Center (EIC), University of California, Riverside (UCR).*

e) *Curation. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 or equivalent and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:*

TCR-5: Final Reporting: *In the event that significant tribal cultural resources as defined by subdivision (c) of Public Resources Code Section 5024.1, or Tribal Cultural Resources as defined by Pub. Resources Code, § 21074 (a), are discovered on the Project site, prior to the issuance of a building permit, the Project Proponent shall submit a Phase IV Cultural Resources Monitoring Report that complies with the County of Riverside Cultural Resources (Archaeological) Investigations Standard Scopes of Work for review and approval to the City of Jurupa Valley Planning Department. Once the report is determined to be adequate, the Project Proponent shall provide (1) copy to the City of Jurupa Valley Planning Department, and provide the City of Jurupa Valley, evidence that two (2) copies have been submitted to the EIC at UCR and one (1) copy has been submitted to the Consulting Tribe(s) Cultural Resources Department(s).*

TCR-6: Discovery of Human Remains: *In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).*

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 August 28, 2019, and is included as Technical Appendix M to this Initial Study.

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?		√		

Impact Analysis

Water Service

The Project will connect to the existing water service available from the existing 12-inch waterline in Clay Street and an 8-inch waterline in Van Buren Boulevard. Connections to both waterlines will be required to provide a looped water system for the Project. To connect to the waterline in Van Buren Boulevard, approximately 450 linear feet of offsite waterline through an easement and across the Union Pacific Railroad railway will need to be constructed.

Sewer Service

The Project will connect to the existing sewer service from the 8-inch diameter line in Van Buren Boulevard. The Project will be required to connect to the sewer line in Van Buren Boulevard approximately 450 linear feet of the offsite sewer through an easement and across the Union Pacific Railroad railway.

Storm Drainage Improvements

Drainage for the Project will consist of storm drains, catch basins, and a water quality and detention basin. The site drains from the northeast to the southwest through the proposed storm drain lines and is conveyed to the water quality and detention basin in the southeast corner of the project site. High flows will be conveyed through an existing storm drain located under the Union Pacific Railroad tracks and within the Pedley Road right-of-way.

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 to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not offered 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 is evaluated throughout this Initial Study. In instances where impacts have been identified, Plans, Policies, Programs (PPP), or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study would not be necessary.

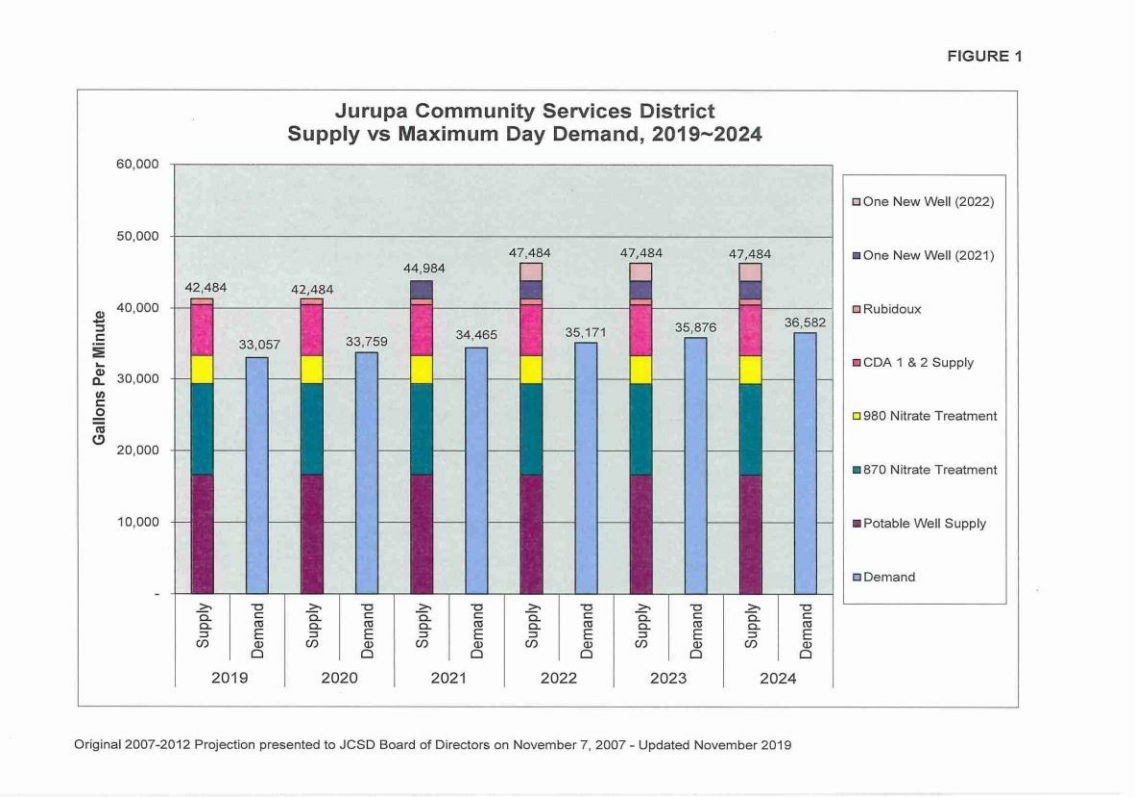
Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry,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

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 144.1 ac.ft./year. JCDS issued a Water and Sewer Will Serve Letter (Appendix M) stating that the District's current water supply has sufficient capacity to meet its long-term current customers' needs per the 2015 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, 2019-2024.*

JCDS issued a Water and Sewer Will Serve Letter (Appendix M) states that water service is available from both the existing 12-inch water line in Clay Street and an existing 8-inch waterline in Van Buren Boulevard. Connections to both waterlines will be required to provide a looped water system for the Project. To connect to the waterline in Van Buren Boulevard, approximately 450 linear feet of offsite waterline through an easement and across the Union Pacific Railroad railway will need to be constructed.

Figure 4.19.1
Jurupa Community Services District Supply vs. Maximum Day Demand, 2019-2024.



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?			√	

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 0.186 MGD (millions of gallons per day). JCDS issued a Water and Sewer Will Serve Letter (Appendix M) states that sewer service is available from the existing 8-inch diameter line in Van Buren Boulevard. The Project will be required to connect to the sewer line in Van Buren Boulevard approximately 450 linear feet of the offsite sewer through an easement and across the Union Pacific Railroad

railway. 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.

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?			√	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

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	15,748,789	1/1/2022
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, July 2020.

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 needed by PPP 4.19-1 will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1, *Capacity of Landfills Serving Jurupa Valley,* on page 105, 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 allowed daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their maximum permitted disposal capacities during the Project's construction period. These regional landfill facilities would have sufficient daily ability to accept construction solid waste generated by the Project.

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *Summary of CalEEMod Model Runs and Output* (Appendix A), the Project would generate approximately 51 tons of solid waste per year or 0.14 tons per day. Table 14.19-2, *Project Waste Generation Compared to Landfill Daily Throughput,* 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	0.14	0.003%
El Sobrante Landfill	16,054	0.14	0.0009%

As shown in Table 4.19-3, *Project Waste Generation Compared to Landfill Daily Throughput,* the Project's solid waste generation will add a minimal amount of additional solid waste of the remaining capacity of the Badlands Sanitary Landfill or the El Sobrante Sanitary Landfill. As such, the Project is not anticipated to cause these landfills to exceed their remaining capacities.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 shall apply.

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

4.20 Wildfire

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

Impact Analysis

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

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

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

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

Threshold 4.20 (c)	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 result in temporary or ongoing impacts on the environment?	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
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

4.21 Mandatory Findings Of Significance

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

Impact Analysis

Under this threshold, the types of impacts analyzed consist of those that affect the natural and historical environment. As indicated in this Initial Study, Biological Resources, Cultural Resources, and Tribal Cultural Resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels:

- BIO-1- Nesting Bird Survey
- BIO 2- Pre-Construction Burrowing Owl Survey
- BIO-3- Bat Protection
- BIO-4- Crotch Bumble Bee Protection
- CR-1- Archaeological Monitoring
- CR-2- Archaeological Inadvertent Discovery
- CR-3- Archeological Treatment Plan
- GEO-1-Paleontological Inadvertent Discovery
- GEO-2- Paleontological Treatment Plan
- TCR-1- Retain Registered Professional Archaeologist
- TCR-2- Cultural Resources Management Plan
- TCR-3- Tribal Monitoring
- TCR-4 -Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources
- TCR-5 - Final Reporting; TCR-6: Discovery of Human Remains.

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

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

- Is 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 for Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Hazards and Hazardous material, Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, *Biological Resources,* of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for sensitive plant species to grow on the site. Therefore, Mitigation Measure BIO-3: Focused Plant Survey is required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Desert Tortoise 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, BIO-2, BIO-3, and BIO-7, as described above, are required to ensure any impacts remain less than significant.

Overall, the loss of about 25-acre of disturbed desert vegetation 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 desert 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. Suppose 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 Measure CR-1. 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 Mojave Desert geomorphic province. The Mojave Desert province is a wedge-shaped area that is enclosed on the southwest by the San Andreas fault zone, the Transverse Ranges province, and the Colorado Desert province, on the north and northeast by the Garlock fault zone, the Tehachapi Mountains, and the Basin and Range province, and on the east by the Nevada and Arizona state lines, and the Colorado River. The area is dominated by broad alluvial basins that are mostly aggrading surfaces receiving non-marine continental deposits from the adjacent upland areas. More specific to the subject property, the site is geologically mapped to be underlain by alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measure GEO-1 is required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Hazards and Hazardous Materials

As discussed in Section 4.9, *Hazards and Hazardous Materials*, of this Initial Study of this Initial Study, construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and the Project's construction impacts would not be cumulatively considerable.

The Project site would be developed with residential land uses, which is not typically associated with transporting, service, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and minor in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. According to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. The long-term operation of the Project would not expose the public or the environment to significant risks related to the transport, use, or disposal of hazardous materials, and the Project's operational impacts would not be cumulatively considerable.

Based on the risk analysis, heat flux analysis, and supplemental calculations, the pipeline does not present a significant risk to future residents, visitors, or structures associated with the proposed project. However, Mitigation Measures HAZ-1 through HAZ-5 are recommended further to reduce the risk from the natural gas pipeline. With the implementation of the recommended mitigation measures, the 30-inch natural gas pipeline would not pose a significant risk to site occupants in the unlikely event of a pipeline incident and the Project's impacts related to the gas pipeline 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 with the San Manuel Band of Mission Indians has determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures TCR-1 through TCR-5. 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 and CR-2, GEO-1, and TCR-1 through TCR-6. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on federal, state, or local law currently in place that effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, potential adverse environmental impacts of the Project, in

combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

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

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The following mitigation measures are required to reduce impacts to less than significant levels:

- HAZ-1: Soil Management Plan
- HAZ-2: Septic Tank Abandonment
- HAZ-3: Vapor Intrusion Mitigation
- HAZ-4: Gas Pipeline Mitigation Right-of-Way
- HAZ-5: Gas Pipeline Mitigation Building Materials
- HAZ-6: Gas Pipeline Mitigation Disclosure
- HAZ-7: Gas Pipeline Mitigation Emergency Contacts
- HAZ-8: Gas Pipeline Mitigation Reporting Procedures
- HAZ-9: Hazardous Wildlife Attractant Mitigation
- NOI: Construction Noise Mitigation

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA 20065 Appaloosa Springs Residential Project (Tentative Tract Map No. 37714)

DATE: September 20, 2021

PROJECT MANAGER: Rocio Lopez**,** Senior Planner

PROJECT DESCRIPTION: The Project proposes a change of zone (CZ) from M-SC (Manufacturing Service Commercial) to R-4 PD (Planned Residential); a tentative tract map to subdivide approximately 67 acres into 254 lots for single-family detached lots; lettered lots for a storm water detention basin, parks, preserved open space, and landscaped open space. The R-4 zone allows for lot sizes of a minimum overall site area of 6,000 square feet for each dwelling unit and a minimum lot area of 3,500 square feet.

PROJECT LOCATION: The Project site is located on approximately 67 acres on the west side of Clay Street and the east side of Pedley Road. Limonite Avenue is north of the Project site, and Union Pacific Railroad and Van Buren Boulevard are to the south. The Project site is identified by the following Assessor Parcel Numbers (APN): 163-400-001 and 163-400-052.

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.

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
AESTHETICS			
PPP 4.1-1. As required by Jurupa Valley Municipal Code section 9.100.060B, a development plan (called R-4 Development Plan) that includes, but is not limited to, development standards for structures, pedestrian walks, recreation, and other open areas, walls, landscaping, and plans and elevations of typical structures to indicate architectural type and construction standards will be imp implemented.	Planning Department	Before issuing a building permit	
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.	Planning Department	Before issuing an 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 according to California Green Building Standard Code Section 101.7, whichever is more stringent.	Planning Department	Before issuing a building permit	
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 implementing the best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	
PPP 4.3-2. The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels to reduce the formation of sulfur oxides and particulates during combustion and enable the use of add-on control devices for diesel-fueled internal combustion engines.	Building & Safety Department	During construction	
PPP 4.3-3. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, *"Architectural Coatings*" Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
PPP 4.3-4. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *"PM10 Emissions from Paved and Unpaved Roads and Livestock Operations"* and Rule 1186.*1, "Less-Polluting Street Sweepers*." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction	Planning Department	On-going	
BIOLOGICAL RESOURCES			
PPP 4.4-1. The Project is required to pay mitigation fees under the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Planning Department	Before issuing a grading permit	
BIO-1: Nesting Bird Protection. Potential nesting bird habitat removal will be conducted outside of the nesting season (February 1 to August 31) to the extent feasible. If vegetation removal (including grubbing) occurs between February 1 and August 31, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled activity to determine the presence of nests or nesting birds. No further mitigation is required if vegetation removal occurs outside of nesting season or if no nesting birds are found. If active nests are identified, the biologist will establish appropriate buffers around the area (typically five hundred feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles surviving independently from the nest). The onsite biologist will review and verify compliance with these nesting boundaries and will verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that particular work can be permitted within the buffer areas and develop a monitoring plan to prevent any impacts. At the same time, the nest continues to be active (eggs, chicks, etc.). Upon completing the survey and any follow-up avoidance management, a report shall be prepared and submitted to the City of Jurupa Valley for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds. The nesting surveys should include an	Planning Department	Before issuing a grading permit	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
appropriate survey buffer around the work area to address any potential indirect impacts.			
BIO-2: Pre-Construction Burrowing Owl Survey / Burrowing Owl Protection. A qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owl within the Impact Site (and 500-foot survey buffer) where suitable habitat is present within 30 days before the commencement of ground-disturbing activities. If active burrowing owl burrows are detected during the breeding season, all work within an appropriate buffer (typically a minimum of three hundred feet) of any active burrow will be halted. If there is an active nest at the burrow, work will not proceed within the buffer until that nesting effort is finished. The onsite biologist will review and verify compliance with these boundaries and will ascertain the nesting effort has completed. Work can resume in the buffer when no occupied/active burrowing owl burrows are found within the buffer area. If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun (or are complete), then passive and active relocation may be approved following consultation with the City of Jurupa Valley and CDFW. The installation of one-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and back filled to ensure that animals do not re-enter the holes/dens. Upon completing the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.	Planning Department	Before issuing a grading permit	
Bat Protection. Before construction, all suitable areas within the Impact Site and an appropriate survey buffer shall be surveyed for the presence of bat roosts by a qualified bat biologist. Surveys are recommended as follows: (1) Initial surveys are recommended to be conducted at least six months before the initiation of vegetation removal and ground-disturbing activities, ideally during the maternity season (typically March 1 to August 31), to allow time to prepare mitigation and exclusion plans if needed, and	Planning Department	Before issuing a grading permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
(2) Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks before initiating vegetation removal and ground-disturbing activities. Surveys may entail direct inspection of the trees/suitable habitat or nighttime surveys. **BIO-3. a**: If active bat roosts are present, a qualified bat biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost, maternity roost). If the biologist determines that the roosting bats are not a special-status species and the roost is not being used as a maternity roost, then the bats may be evicted from the roost by a qualified bat biologist experienced in developing and implementing bat mitigation and exclusion plans. **BIO-3a. i**: If special-status bat species or a maternity roost of any bat species is present, but no direct removal of active roosts will occur, a qualified bat biologist shall determine appropriate avoidance measures, which may include implementation of a construction-free buffer around the active roost. **BIO-3. a. ii**: If special-status bat species or a maternity roost of any bat species is present and direct removal of habitat (roost location) will occur, then a qualified bat biologist experienced in developing bat mitigation and exclusion plans shall develop a mitigation plan to compensate for the lost roost site. Removal of the roost shall only occur when the mitigation plan has been approved by the City of Jurupa Valley and only when bats are not present in the roost. The mitigation plan shall detail the methods of excluding bats from the roost and the plans for a replacement roost in the vicinity of the project site. The mitigation plan shall be submitted to the City for approval before implementation. The plan shall include: (1) a description of the species targeted for mitigation; (2) a description of the existing roost or roost sites; (3) methods to be used to exclude the bats if necessary; (4) methods to be used to secure the existing roost site to prevent its reuse before removal; (5) the location for a replacement roost structure; (6) design details for the construction of the replacement roost; (7) monitoring protocols for assessing replacement roost use; (8) a schedule for excluding bats, demolishing of the existing roost, and construction of			

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
the replacement roost; and (9) contingency measures to be implemented if the replacement roosts do not function as designed. **BIO-3. b**: Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks before the initiation of vegetation removal and ground-disturbing activities. If no active roosts are present, trees/suitable habitats shall be removed within two weeks following the pre-construction survey. If active roosts are present, then follow BIO-3. a. **BIO-3.c:** All potential roost trees shall be removed in a manner approved by a qualified bat biologist, which may include the presence of a biological monitor. **BIO-3d:** All construction activity in the vicinity of an active roost shall be limited to daylight hours. Before construction, all suitable areas within the Impact Site and an appropriate survey buffer shall be surveyed for the presence of bat roosts by a qualified bat biologist. Surveys are recommended as follows: – (1) Initial surveys are recommended to be conducted at least six months before the initiation of vegetation removal and ground-disturbing activities, ideally during the maternity season (typically March 1 to August 31), to allow time to prepare mitigation and exclusion plans if needed, and – (2) Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks before initiating vegetation removal and ground-disturbing activities. Surveys may entail direct inspection of the trees/suitable habitat or nighttime surveys. **BIO-3. a:** If active bat roosts are present, a qualified bat biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost, maternity			

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
roost). If the biologist determines that the roosting bats are not a special-status species and the roost is not being used as a maternity roost, then the bats may be evicted from the roost by a qualified bat biologist experienced in developing and implementing bat mitigation and exclusion plans. ▪ BIO-3a. i: If special-status bat species or a maternity roost of any bat species is present, but no direct removal of active roosts will occur, a qualified bat biologist shall determine appropriate avoidance measures, which may include implementation of a construction-free buffer around the active roost. ▪ BIO-3.a.ii.: If special-status bat species or a maternity roost of any bat species is present and direct removal of habitat (roost location) will occur, then a qualified bat biologist experienced in developing bat mitigation and exclusion plans shall develop a mitigation plan to compensate for the lost roost site. Removal of the roost shall only occur when the mitigation plan has been approved by the City of Jurupa Valley and only when bats are not present in the roost. The mitigation plan shall detail the methods of excluding bats from the roost and the plans for a replacement roost in the vicinity of the project site. The mitigation plan shall be submitted to the City for approval before implementation. The plan shall include: (1) a description of the species targeted for mitigation; (2) a description of the existing roost or roost sites; (3) methods to be used to exclude the bats if necessary; (4) methods to be used to secure the existing roost site to prevent its reuse before removal; (5) the location for a replacement roost structure; (6) design details for the construction of the replacement roost; (7) monitoring protocols for assessing replacement roost use; (8) a schedule for excluding bats, demolishing of the existing roost, and construction of the replacement roost; and (9) contingency measures to be implemented if the replacement roosts do not function as designed. ▪ BIO-3. b.: Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks before the initiation of vegetation removal and ground-disturbing activities. If no active roosts are present,			

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
trees/suitable habitats shall be removed within two weeks following the pre-construction survey. If active roosts are present, then follow BIO-3. a. \ ▪ BIO-3. c.: All potential roost trees shall be removed in a manner approved by a qualified bat biologist, which may include the presence of a biological monitor. ▪ BIO-3. d.: All construction activity in the vicinity of an active roost shall be limited to daylight hours.			
BIO-4: Crotch Bumble Bee. Before construction, a habitat assessment for Crotch bumble bee will be conducted within the Impact Site and an appropriate survey buffer by a qualified biologist with experience surveying for and observing Crotch bumble bee. If the qualified biologist determines that suitable habitat is present, a minimum of three surveys will be conducted to determine the presence/absence of Crotch bumble bee. The initial survey can be performed concurrently with the habitat assessment. Surveys will consist of observing pollination sources during ideal day hours, as determined by the qualified biologist. If Crotch bumble bees are determined to be present within the Impact Site and it is determined the species will be impacted by Project implementation, appropriate mitigation will be determined in consultation with CDFW.	Planning Department	Before issuing a grading permit	
CULTURAL RESOURCES			
CR-1: Archaeological Monitoring. Before issuing a grading permits, a qualified Archaeologist shall be retained by the Project Proponent to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Archaeologist shall be present at the pre-grade conference and establish a schedule for archaeological resource monitoring in coordination with the Native American consulting tribes (s) under AB52.	Planning Department	Before issuing a grading permit	
CR-2: Archaeological Inadvertent Discovery. If archaeological resources are encountered during the project's implementation, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity	Engineering Department Planning Department	Before issuing a grading permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
to evaluate the discovery. If the resource is significant, Mitigation Measure CR-2 shall apply.			
CR-3: Archeological Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground-disturbing activities shall be suspended one hundred feet around the resource(s). The archaeological monitor, the Project Proponent, and the Planning Department shall discuss mitigation of the discovered resource(s). The archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) following current professional archaeology standards After the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.	Planning Department	Before the restart of grading	
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 California Building Code, which requires the Project to comply with the approved recommended seismic design requirements contained in the Project's approved Geotechnical Report.	Building & Safety Department	Before issuing a building permits	
GEO-1: Paleontological Inadvertent Discovery. If paleontological resources are encountered during the project's implementation, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The developer shall retain a qualified paleontologist (the "Project Paleontologist") to evaluate the discovery. If the resource is significant, Mitigation Measure GEO-2 shall apply.	Engineering Department	Before the issuance of a grading permit, the complete text of MM GEO-2 shall be placed on the grading plan.	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
GEO-2: Paleontological Treatment Plan. If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the discovery, curation in the find a local qualified repository, and preparation of a report summarizing the find.	Panning Department	Before the issuance of a grading permit, the complete text of MM GEO-2 shall be placed on the grading plan.	
GREENHOUSE GAS EMISSIONS			
PPP 4.8-1 Before issuance of a building permit, the Project Applicant, shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Building & Safety Department	Before issuing a building permit	
PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements,* before the approval of landscaping plans, the Project Proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Before issuing a building permit	
HAZARDS AND HAZARDOUS MATERIALS			
HAZ-1: Non-Flammable Fencing and Landscaping: Before issuing a building permit, Project plans shall require that non-flammable fencing, and fire-resistant landscaping and plants shall be used within the 83-foot setback distance and in the design of the greenbelt area and open space.	Planning Department	Before issuing a building permit	
HAZ-2: Fire Resistant Building Materials: Before issuing a building permit, Project plans shall require that fire-resistant materials, such as tile roofs and stucco exterior walls with stone or brick accents, shall be used on the sides of the residential homes that face the greenbelt easement, to the extent possible.	Fire Department	Before issuing a building permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
HAZ-3: Gas Pipeline Disclosure: Before issuing an occupancy permit, disclosure shall be made by the builder or sales representatives to potential occupants regarding the proximity of the natural gas pipeline to each residence.	Planning Department	Before issuing an occupancy permit	
HAZ-4 Gas Pipeline Demarcation: Before issuing a grading permit and/or the first building permit, the Project Proponent shall contact SoCal Gas and have the pipeline's location marked as it traverses the Project site.	Planning Department	Before issuing a grading permit and/or the first building permit,	
HAZ-5 Gas Pipeline Warning Signage. Before issuing a grading permit and during construction activities, signs shall be posted along both sides of the pipeline, right-of-way warning persons to evacuate the area, and from a safe location, call SoCalGas® at 1-800-427-2200 (or 911) to report any odors or leakage from the pipeline. The Planning Department shall determine the number and size of the signs.	Planning Department	Before issuing a grading permit and during construction activities	
HAZ-6 Soil Management Plan: Before issuing a grading permit, due to the presence of large industrial equipment foundations with sumps and formerly documented surface staining, a Soil Management Plan (SMP) be prepared and submitted to the City. The SMP shall provide general guidance on addressing any buried trash/debris, equipment, tanks, or other waste or suspect material that may be encountered during grading activities.	Planning Department	Before issuing a grading permit	
HAZ-7- On-Site Wastewater Treatment System Removal/Abandonment: Before issuing a grading permit, the Project Proponent shall be required to remove any on-site wastewater treatment system components or provide evidence that the system has been abandoned to the satisfaction of the Building and Safety Department.	Planning Department	Before issuing a grading permit	
HAZ-8: Vapor Intrusion Barrier: Before issuing an occupancy permit for any residential dwelling unit located within the former West Batch Plant area of the Project site**,** sub-slab liners made of a minimum of 40 to 60 mil high-density polyethylene (HDPE) shall be installed before the slab for each structure is poured. The membranes should be durable enough (at least thirty mil) to prevent damage during placement, building construction, remodeling, or maintenance or to resist failure due to earth movement and age.	Planning Department	Before issuing an occupancy permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
HAZ-9. Land Use Restrictions. Before issuing a building permit, the following requirements shall be specified in the Project's CC&Rs and shall be required to be included in the Subdivision Public Report notifying buyers of land use restrictions. A copy of the CC&Rs shall be provided to the City of Jurupa Valley staff or its designee to ensure that the provision is included. The Project's homeowners' association shall enforce the CC&Rs. *The following uses shall be prohibited:* 1) 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. 2) Any use which would cause sunlight to be reflected towards an aircraft in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport. 3) 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, production of cereal grains, sunflower, and row crops, composting operations, 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). 4) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and aircraft instrumentation."	Planning Department	Before issuing a building permit,	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
5) Highly noise-sensitive nonresidential uses. 6) Hazards to flight.			
HAZ-10. Open Space Requirements. The following requirements shall be implemented as follows: 1) Before the issuance of a building permit, the Project's the Project Proponent shall submit the CC&Rs for Planning Department approval to ensure that a requirement is included that at least 5.04 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit in the R-4 Development Plan, shall be kept obstacle and obstruction-free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater). 2) Before issuing the first occupancy permit, approximately 3.08 acres identified on Tentative Tract Map No. 37714 and Site Development Plan No. 20035, as preserved open space shall be conveyed to a conservancy.	Planning Department	Before the issuance of a building permit and an occupancy permit	
HAZ-11. Building Restrictions: Before issuing a building permit for any residential dwelling unit, building plans shall demonstrate that the following requirements are met: 1) The proposed buildings shall not exceed twenty-eight feet above ground level, and a maximum elevation at the top of the point of 808 feet above mean sea level. 2) The maximum height and top-of-point elevation specified above shall not be amended without further review by the ALUC and the FAA; provided; however, that reduction in structure height or elevation shall not require further review by the ALUC.	Planning Department	Before issuing a building permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
HAZ-12. Construction Restrictions. Before issuing a building permit, the following note shall be placed on the building plans: **"**Temporary construction equipment used during the actual construction of the structure(s) shall not exceed 28 feet in height, and a maximum elevation of 808 feet above mean sea level unless separate notice is provided to the FAA through the Form 7460-1 process."	Planning Department	Before issuing a building permit	
HAZ-13. Water Quality Detention Basin Design (WQDB) and Operation. Before issuing a grading permit, the grading plans shall provide for the following: 1) The WQDB shall be designed to provide a 48-hour drawdown time during a 24-hour rainfall event. 2) Per the ALUC's Landscaping Near Airports brochure recommendations, trees planted around the proposed WQDB shall be spaced to prevent overlapping crown structures. In addition, planting trees with verifiable canopy heights, as noted in the ALUC brochure, is recommended. Based on the attached CLMP, it appears that the trees proposed for planting around the basin include coast live oak (Quercus agrifolia) and California sycamore (Platanus racemosa), both native species. The coast live oak is an evergreen species and, based on the ALUC recommendations, should be limited to 20 percent of the tree plantings around the WQDB. The California sycamore is a deciduous species and lacks leaves during the winter months. Therefore, this tree would not be attractive as a winter roost for species, such as American crows, which can aggregate in large roosts during the winter. 3) The WQDB design shall include slopes greater than 3:1 in the "hydromod" portions of the facility to minimize shelter and nesting opportunities for hazardous wildlife. Before the issuance of the first occupancy permit, provisions shall be made for the following	Planning Department	Before issuing a grading permit and occupancy permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.			
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
4) Regular maintenance will be provided to eliminate seeding, shelter, and unsuitable vegetation. 5) When the Homeowners Association is established, it is recommended to develop a planting, maintenance, and management plan for the WQDB and the surrounding areas to ensure compliance with the ALUC requirements. The plan should specifically address measures to minimize the attractiveness of the proposed basin for hazardous bird species. 6) Per the ALUC, a notice sign 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 for monitoring the stormwater basin.			
HAZ-14. Disclosures and Notices. Before issuing an occupancy permit, or other means as approved by the Planning Department, the following disclosure notices shall be provided to all potential purchasers of the proposed lots and shall be recorded as a deed notice. 1) "*This property is presently located near an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances associated with proximity to airport operations (for example noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchases and determine whether they are acceptable* to you. (Business and Professions Code Section 11010 (b) (13) (A)]."	Planning Department	Before issuing an occupancy permit	

If there are any inconsistencies in the PPPs or MMs described in this matrix, the text in the Initial Study/Mitigated Negative Declaration shall prevail.				
MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**	
2) During the period that the Project Proponent is conducting home sales on the site, informational signs shall be posted in conspicuous locations within the Project site, clearly depicting the proximity of the Project to Riverside Municipal Airport and aircraft traffic patterns. The Project Proponent shall submit an exhibit showing the location and size of the signs. 3) The ALUC overflight informational brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns, the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights, as well as Compatibility Factors exhibit from the Riverside Municipal Airport Land Use Compatibility Plan. 4) Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the Project Proponent or their designee and e-filed with the FAA. This requirement is also applicable if the Project is abandoned, or a decision is made not to construct the applicable structure(s).				
HYDROLOGY AND WATER QUALITY				Pu En
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 to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented in order to avoid such deterioration and identify the implementation manner. 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.	Engineering Department	Before issuing a grading permit and during construction		

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
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 according 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 with a non-compliant construction site per the General Permit.	Engineering Department	Before issuing a grading permit and during operation	
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 to prevent any deterioration of water quality that would impair subsequent or competing uses of the water.	Engineering Department	During operation	
PPP 4.10-4. As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, Section E, any person, or entity owns or operates a commercial and industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.	Engineering Department	During operation	
NOISE			
NOI-1-Construction Noise Mitigation. Before issuing a grading permit, the following notes be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.	Planning Department	Before issuing a grading permit	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
a) Haul truck deliveries shall be limited to between the hours of 6:00 am to 6:00 pm during June through September and 7:00 am to 6:00 pm during October through May. *b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.* *c) All stationary construction equipment shall be placed in such a manner, so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.* *d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.*			
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 issuing 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 must pay a Development Impact Fee that the City can use to improve public facilities and offset the incremental increase in the demand for public services that the Project would create.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP 4.15-3. Before issuing a building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Before issuing a building permit	
PPP 4.15-4. Before issuing a building permit, the Project Proponent shall pay required park development impact fees to the Jurupa Area Recreation and Park District according to District Ordinance No. 01-2007 and 02-2008.	Building & Safety Department	Prior to the issuance of building permits	
TRANSPORTATION			

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
TRIBAL CULTURAL RESOURCES			
TCR-1: Retain Registered Professional Archaeologist: Before issuing a grading permit, the Project Applicant shall retain a Registered Professional Archaeologist ("Project Archaeologist") subject to the approval of the City, to be on-call during all mass grading and trenching activities. The Project Archaeologist's responsibilities include, but are not limited to, coordinating with the Consulting Tribe(s) in the performance of Mitigation Measures TCR-2 through TCR-6 below.	Planning Department	Prior to the issuance of a grading permit	
TCR-2: Cultural Resources Management Plan: Before issuing a grading permit, the Project Archaeologist, in consultation with the Consulting Tribe(s), the Project Applicant, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the implementation of the City's Tribal Cultural Resource Mitigation Measures TCR-3 through TCR-6, including but limited to, timing, procedures and considerations for Tribal Cultural Resources during the course of ground disturbing activities that will occur on the project site. The CRMP shall be subject to final approval by the City of Jurupa Planning Department.	Planning Department	Prior to the issuance of a grading permit	
TCR-3: Tribal Monitoring: Before issuing a grading permit, the Project Applicant shall provide the City of Jurupa Valley evidence of agreements with the consulting tribe(s), for tribal monitoring. 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 AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. The Project Applicant is also required to provide a minimum of 30 days advance notice to the tribes of all ground disturbing activities.	Planning Department	Prior to the issuance of a grading permit	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
TCR-4: Treatment and Disposition of Inadvertently Discovered Tribal Cultural Resources: If buried archaeological resources/Tribal Cultural Resources are uncovered during the course of ground disturbing activity associated with the project, all work must be halted in the vicinity of the discovery and the Project Archaeologist shall visit the site of discovery and assess the significance and origin of the archaeological resource in coordination with the consulting tribe(s). The following procedures will be carried out for treatment and disposition of the discoveries: a) Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and b) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Jurupa Valley Department with evidence of same: c) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. This will require revisions to the grading plan, denoting the location and avoidance of the resource. d) Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; location information regarding the reburial location shall be included into the final report required under TCR-4. Copies of the report shall be provided to the City for its records, the Consulting Tribe(s), and the Eastern Information Center (EIC), University of California, Riverside (UCR). e) Curation. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 or	Planning Department Engineering Department	During grading	

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
equivalent and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.			
TCR-5: Final Reporting: In the event that significant tribal cultural resources as defined by subdivision (c) of Public Resources Code Section 5024.1, or Tribal Cultural Resources as defined by Pub. Resources Code, § 21074 (a), are discovered on the Project site, prior to the issuance of a building permit, the Project Proponent shall submit a Phase IV Cultural Resources Monitoring Report that complies with the County of Riverside Cultural Resources (Archaeological) Investigations Standard Scopes of Work for review and approval to the City of Jurupa Valley Planning Department. Once the report is determined to be adequate, the Project Proponent shall provide (1) copy to the City of Jurupa Valley Planning Department, and provide the City of Jurupa Valley, evidence that two (2) copies have been submitted to the EIC at UCR and one (1) copy has been submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Planning Department Engineering Department	Prior to the issuance of an occupancy permit	
TCR-6: Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).	Planning Department Engineering Department	During grading	
UTILITIES AND SERVICE SYSTEMS			

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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	**RESPONSIBILITY FOR IMPLEMENTATION**	**TIME FRAME/MILESTONE**	**VERIFIED BY:**
PPP 4.19-1 Before the issuance of building permits, the Project applicant shall submit a construction waste management plan in compliance with Section 4.408 of the 2013 California Green Building Code Standards.			