California Environmental Quality Act (CEQA)
Initial Study
Mission Village Shopping Center Project

City of Jurupa Valley Master Application MA 21214

Site Development Permit SPD21069

Lead Agency

City of Jurupa Valley
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Jurupa Valley, CA 92509
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February 06, 2023

Table Of Contents

Figures

Tables

Appendices (Available online at:)

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

Appendix A *Mission Village Shopping Center Project – Air Quality Technical Memorandum*, Michael Baker International, August 29, 2022

Appendix B *Biological Resources Assessment and MSHCP Consistency Analysis,* Michael Baker International, November 2021

Appendix C *Cultural Resources Assessment,* Michael Baker International, September 2022

Appendix D *Greenhouse Gas Emissions Technical Memorandum,* Michael Baker International, August 29, 2022

Appendix E *Report of Geotechnical Investigation*, Garcrest Engineering and Construction, Inc., September 27, 2021

Appendix F *Paleontological Resources Identification Report,* Michael Baker International, September 23, 2022

Appendix G *Airport Land Use Commission (ALUC) Development Review,* File No. ZAP1040FL22, January 19, 2023

Appendix H *Phase I Environmental Site Assessment Report,* Partner Engineering and Science, Inc., dated March 29, 2022

Appendix I *Preliminary WQMP*, Joseph C. Truxaw & Associates, Inc., July 09, 2021

Appendix J *Conceptual Drainage Study*, Joseph C. Truxaw & Associates, Inc., April 7,

Appendix K *Water and Sewer "Will-Serve Letter",* Rubidoux Community Services District, December 15, 2022

Appendix L *Mission Village Shopping Center Transportation Impact Analysis,* Translutions, Inc., May 6, 2022

Appendix M *MA21214 Mission Village Shopping Center Traffic Impact Analysis Scoping Review Comments Memo,* Rob Olson, City of Jurupa Valley Traffic Analyst, dated November 29, 2021

Appendix N *Mission Village Shopping Center Project – Noise Technical Memorandum,* Michael Baker International, August 29, 2022

1.0 Finding

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

Joe Perez

Signature

City of Jurupa Valley

Agency

Joe Perez, Community Development Director

Printed Name/Title

February 06, 2023

Date

2.0 Introduction

2.1-Purpose of the Initial Study/Mitigated Negative Declaration

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

2.2- Environmental Impacts Requiring Mitigation

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

Table 2.1 Summary of Environmental Impacts Requiring Mitigation

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	Grading and Vegetation removal may impact nesting birds protected by the Migratory Bird Treaty Act and Bat population.	**BIO-1**: Burrowing Owl. Preconstruction survey is required no more than 30-days prior to initiation of vegetation removal and ground disturbing activities. **BIO-2:** Workers Environmental Awareness Program (WEAP) is required to be initiated prior to project activities. **BIO-3:** Nesting Bird Protection. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through October 1), unless a migratory bird nesting survey is completed.
4.5 (b) Cultural Resources	Sub-surface archaeological resources may be encountered during ground disturbance.	**CR-1**: Archaeological Monitoring required. **CR-2:** Archaeological Treatment Plan is required. **CR-3:** A final report shall be prepared.
4.7 (f) Geology and Soils	Sub-surface archaeological resources may be encountered during ground disturbance.	**GEO-1**: Paleontological Monitoring required. **GEO-2:** Paleontological Treatment Plan is required.

Environmental Topic Section	Description of Impact	Mitigation Measure
4.9 (e) Hazards and Hazardous Materials	Airport Land Use Plan consistency.	**HAZ-1:** Airport Compatibility Requirements are required.
4.13 (a) Noise	During construction generated a temporary substantial increase in noise levels.	**NOI-1:** Construction Noise Mitigation Plan is required.
4.18 (b) Tribal Cultural Resources	Sub-surface tribal cultural resources may be encountered during ground disturbance.	**TCR-1 through TCR-3** requires monitoring during ground disturbance and treatment plan if significant resources are found.
4.19 (a) Utilities and Service Systems	Undergrounding of utilities and service systems may impact Biological, Cultural, Paleontological, Tribal Cultural Resources, and generate excessive noise.	Mitigation Measures BIO-1, BIO-2, CR-1, CR-2, GEO-1, GEO-2, and TCR 1 through TCR-3 are required.

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

2.3 -Public Review of the Document

This Initial Study/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 20-day public review period:

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

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

Comments are to be submitted to:

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Miguel Del Rio, Associate Planner
(951) 332-6464
mdelrio@jurupavalley.org

3.0 Project Description/Environmental Setting

3.1 – Project Location

The Project site is located at 6322 Mission Boulevard, west of Opal Street, and bounded to the south and west by Stobbs Way. The Project site is identified by Assessor Parcel Numbers (APNs):182-031-022, 182-031-001 & 002. (See Figure 3.1 – Vicinity Location Map and Figure 3.3- Site Plan)

The Project is mapped on the U.S. Geological Survey Fontana, Calif. 7.5-minute topographical quadrangle in an un-sectioned area, Range 5 West, Township 2 South. (See Figure 3.1- *Vicinity Location Map,* Figure 3.2 - *Aerial Photo,* and Figure 3.3- *Site Plan*).

3.2 -Project Description

The proposed project consists of 7 buildings, five (5) Single-Story Retail, Fitness, and Grocery Buildings totaling approximately 70,600 square feet; One (1) Quick Service Restaurant (QSR) 1,200 square feet; and One (1) drive thru restaurant 3,035 square feet; for a total of 74,835 square feet of total building area. Access is planned via two (2) right-in, right-in-right-out driveways on Mission Boulevard and a full-access driveways on Stobbs Way, with a connecting full access drive to the adjacent commercial property to the east. The site is currently zoned as C-1/C-P (Commercial) and classified as Commercial Retail in the City of Jurupa Valley General Plan Land Use Plan. Existing retail/commercial buildings on site will be demolished as part of the proposed project.

3.3-Proposed Improvements

Street Improvements and Access

Mission Boulevard

Mission Boulevard along and beyond the project boundary is a paved city street and is classified as an Arterial in the General Plan Circulation Element with an ultimate right-of-way for public street and utility purposes as follows:

a. Along Mission Boulevard project frontage right-of-way shall be dedicated to provide a minimum 64-foot half-street width.

b. Street improvements required for this project shall include, but not limited to, ADA curb ramps, streetlights, driveway approaches per City standards, pavement work, and striping.

c. Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.

Stobbs Way

Stobbs Way along and beyond the project boundary is a paved city street and is classified as a Local in the General Plan Circulation Element with an ultimate right-of-way for public street and utility purposes as follows:

a. Verify the 30-foot half-width right-of-way.
b. Half-width section shall include a 24-ft paved section and 6-ft sidewalk.
c. Street improvements required for this project shall include, but not limited to, ADA curb ramps, streetlights, driveway approaches per City standards, pavement work, and striping.
d. Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.

Opal Street

Opal Street along and beyond the project boundary is a paved city street and is classified as a Local in the General Plan Circulation Element with an ultimate right-of-way for public street and utility purposes as follows:

a. Verify the 30-foot half-width right-of-way.
b. Half-width section shall include a 20-ft paved section, 10-ft parkway including 6-ft sidewalk.
c. Street improvements required for this project shall include, but not limited to, ADA curb ramps, streetlights, driveway approaches per City standards, pavement work, and striping.
d. Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.

Water and Sewer Improvements

Water Service

The Project will connect to the existing water service available from the existing 8-inch waterlines located in both Mission Boulevard and Stobbs Way.

Sewer Service

The Project will connect to the existing sewer service available from the existing 8-inch diameter line in Stobbs Way

Fire Water Service

The Project will connect to the existing fire water service available from the existing 12-inch diameter line in Mission Boulevard.

Storm Drainage Improvements

The proposed Project development will not alter the existing drainage patterns by conforming to the natural landforms and avoiding excessive grading. Site runoff will be collected by a private storm drain system and conveyed to an underground infiltration unit with pretreatment. Once the system reaches capacity, the storm water will flow into the shopping center and then to the public curb and gutter, from here it is conveyed to the existing storm drain system.

3.4- Construction and Operational Characteristics

Construction

Construction of the Project is expected to take approximately 10 months.[1] The natural topography of the Project site gently slopes from the northeast to southwest. Estimated earthwork consists of overexcavation and recompaction and as much as 30 feet of undocumented fill will require removal and replacement with compacted fill to provide an acceptable building area. Heavy equipment used for grading is estimated to require 1 excavator, 1 grader, 1 rubber tired dozer, and 2 tractors/loaders/backhoes. Heavy equipment used for building construction is estimated to require 1 crane, 2 forklifts, 2 tractors/loaders/backhoes, 1 generator set, and 1 welder.

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

Operations

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

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

Figure 3.1- Vicinity Location Map

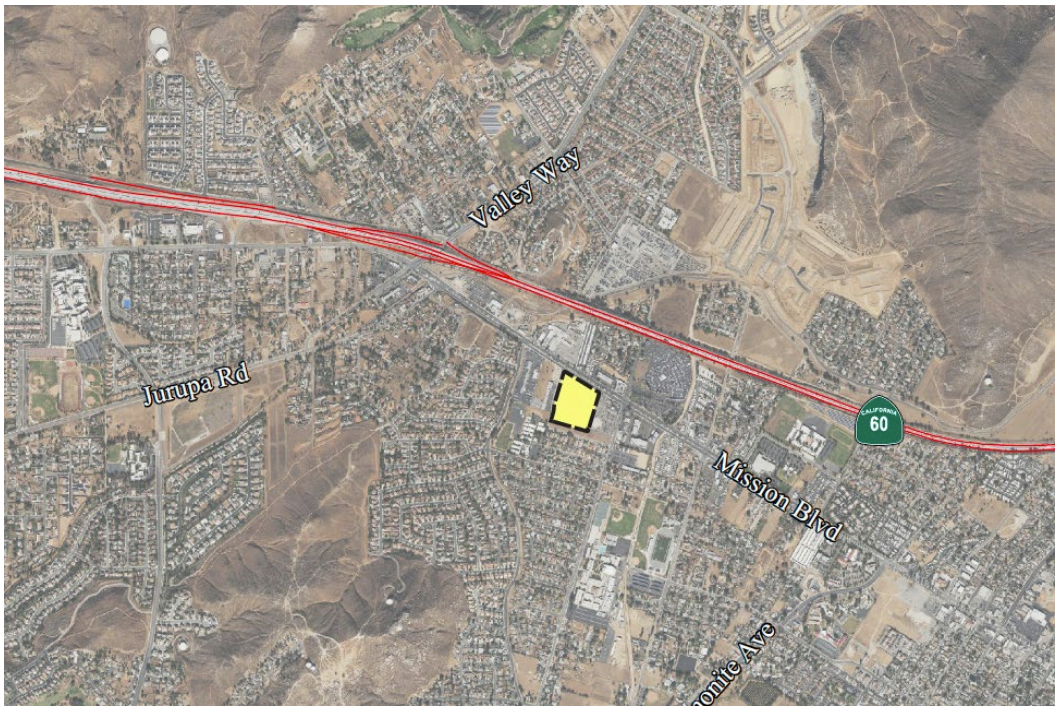
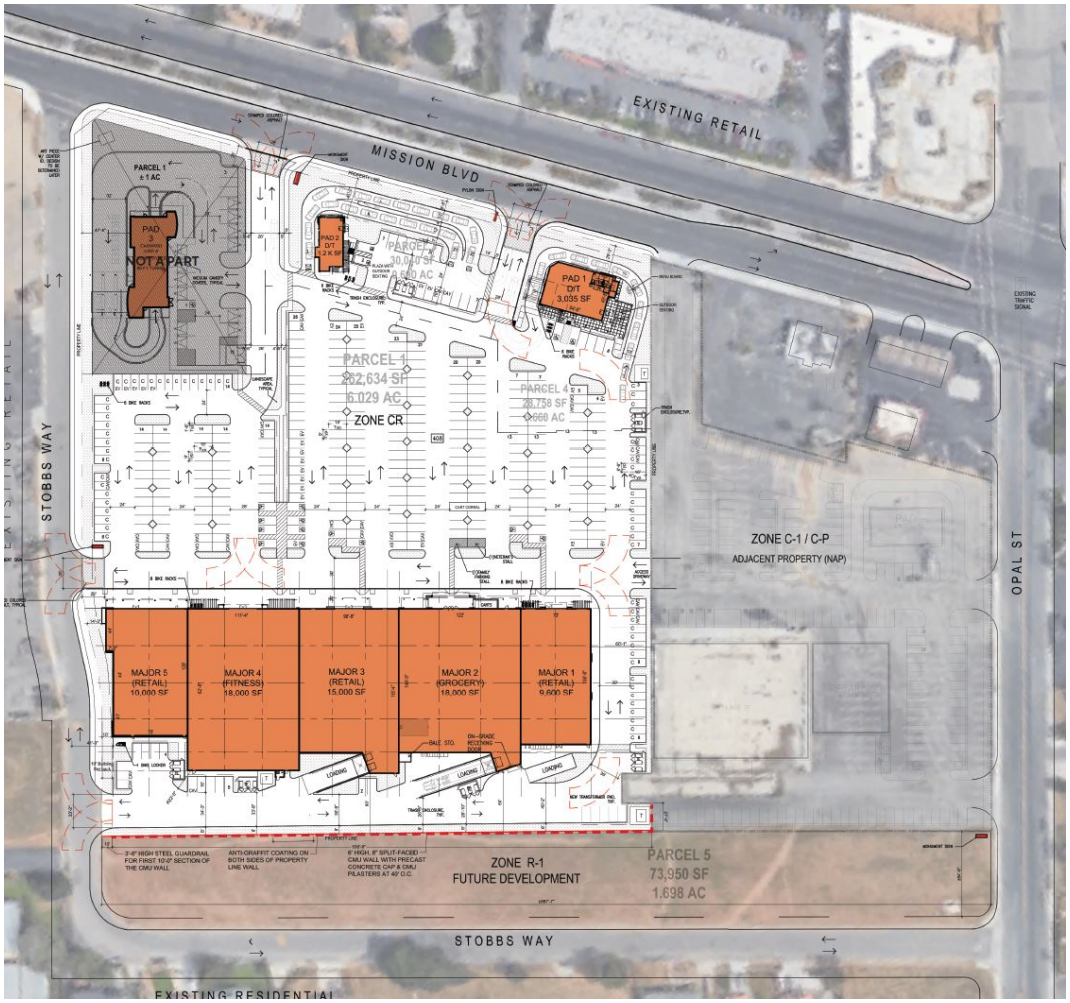


Figure 3.2 - Aerial Photo

Figure 3.3- Site Plan



3.5-Environmental Setting

CEQA Guidelines section 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "…the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is **July 15, 2021**, which is the date that the Project's environmental analysis commenced.

The Project site consists of an existing retail/commercial shopping center on the east side of the site, vacant land with no improvements on the west side of the site located northeast intersection of Mission Boulevard and Stobbs Way, Mission Boulevard is a paved 4-lane roadway and Stobbs Way a paved 2 lane roadway. Mission Boulevard has sidewalk, curb, and gutter adjacent to the northern boundary of the site.

The topography of the Project site is generally flat with surface elevation ranging from approximately 835 to 872 feet above main sea level (AMSL) and generally sloping to the north. The Project site has existing commercial and parking areas on the east/southeast portion of the site and is vacant to the west/northwest. Land use in the surrounding area varies between commercial, residential, and vacant land. The site contains no native vegetation communities and is characterized by both disturbed and developed land. Disturbed habitat comprises approximately 12.69 acres of the survey area. Disturbed areas within the survey area do not qualify as a natural plant community and instead consist of unpaved bare ground or areas that have been previously disked or tilled as part of routine weed abatement activities. Surface soils within these areas have been heavily disturbed/compacted as a result of anthropogenic disturbances and are either devoid of vegetation or support non-native, ruderal plant species.[2]

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

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

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Vacant land (west) Existing Commercial / Retail (east)	CR (Commercial Retail)	C-1/C-P (General Commercial)
North	Mission Boulevard, Commercial / Retail, Mobile Home Park	CR (Commercial Retail) VHDR (Very High Density Residential)	C-1/C-P (General Commercial)
South	Stobbs Way and Residential	MDR (Medium Density Residential)	R-3 (General Residential)
East	Commercial / Retail	CR (Commercial Retail)	C-1/C-P (General Commercial)
West	Stobbs Way, Commercial / Retail and Rustic Lane Elementary School	CR (Commercial Retail) MDR (Medium Density Residential)	C-1/C-P (General Commercial)

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

[2] Biological Resources Habitat Assessment (Appendix B).

4.0 Environmental Analysis

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

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts. If applicable, they will be identified in the Analysis section for each topic.

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

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

4.1 Aesthetics

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

Impact Analysis

Plans, Policies, and Programs

PPP 4.1.1 As required by Municipal Code Section 9.115.040 Development Standards for C-1 Zone / C-P Zone (General Commercial) the maximum height of all structures, including buildings, shall be thirty-five (35) feet at the yard setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each yard setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height, unless a height up to seventy-five (75) feet for buildings, or one hundred and five (105) feet for other structures is specifically permitted under the provisions of Section 9.240.370.

PPP 4.1-2 Municipal Code Section 9.115.040 – C-1 Zone/C-P Zone, Development Standards establish requirements that all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.

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

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

From the Project site, the Santa Ana River is located approximately 2.3 miles south, the Jurupa Mountains are located approximately 1 mile north, and the Pedley Hills which are located approximately .17 miles southwest.

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

The Project site provides limited views of the Jurupa Mountains and Pedley Hills in the horizon. **PPP 4.1-1, 4.1-2, and 4.1-3** above will limit building height and provide building setbacks between structures that would serve to limit blocking the existing views. Views of the Santa Ana River are not available because of intervening development, and topography. Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked with implementation of the Project.

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

Impact Analysis

According to the California Department of Transportation, the Project site is not located along a State scenic highway[4]. Additionally, no trees, rock outcroppings, historic buildings or other kinds of scenic resources of significant value are located on the Project site. As such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway[5].

The proposed Project is located on land with existing retail and commercial development and adjacent disturbed and vacant land and will not impact trees, rock outcroppings, or historic buildings on the site or in the area of the site.

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?			✓	

[4]California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed October, 2022.
[5]City of Jurupa Valley, *General Plan Conservation and Open Space Element*, *Figure 4-23: Jurupa Valley scenic corridors and roadways*

Impact Analysis

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

Plans, Policies, and Programs

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

PPP 4.1-1, PPP 4.1-2, and PPP 4.1-3 shall apply.
The Planning Department has reviewed the *Project Site and Development Plans* submitted by the Applicant and determined that all applicable design and development standards have been met.

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

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

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

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated by developing the adjacent vacant portion of the site by directly adding new sources of illumination including security and decorative lighting for the proposed structures. With implementation of **PPP 4.1-4**, impacts relating to light and glare are less than significant.

[6] United States Census Bureau, 2010 Census Urban Area Reference Maps, https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html, accessed October, 2022.

Building Material Glare

The primary exterior of the future structures will be typical of general commercial facilities and consist of non-reflective materials including painted precision and split face CMU, coated metal siding, painted fiber cement vertical siding board, concrete roof tiles, and coated metal roofing materials. Therefore, potential glare from the proposed Project is considered to be less than significant.

4.2 Agriculture Resources

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

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

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. In addition, no properties abutting the Project site are classified as Farmland. The City of Jurupa Valley's General Plan considers agricultural land to be an appropriate use of land until such time as a property owner considers farming to be no longer economically viable which is why the General Plan designates agricultural land for eventual suburban and urban uses. Therefore, the proposed Project would not result in the conversion of any Farmland to non-agricultural use. Therefore, there are no impacts.

[7]California Department of Conservation, Farmland Mapping and Monitoring Program, https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48 , accessed January 27, 2023.

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

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is C-1 /C-P (General Commercial) and classified as CR (Commercial Retail) in the General Plan Land Use Element, which is intended to promote and attract local serving retail and service use activities. As such, the Commercial Retail Zone is not considered a primary agricultural zone.

The site is currently commercial use and not being used for agricultural purposes. The Project is proposing to maintain commercial uses. Therefore, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside, the site is not within an agricultural preserve.[8] Existing surrounding uses includes commercial and residential uses. Since the Project site does not have any current agricultural use and is not identified as farmland, implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The Project therefore will have no impacts on existing zoning for agricultural use, or a Williamson Act contract

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

[8] California Department of Conservation Riverside County Important Farmland Data Availability, Important Farmland Maps Riverside West 2018, https://www.conservation.ca.gov/dlrp/fmmp/Pages/Riverside.aspx, accessed January 27, 2023.

Impact Analysis

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

4.3 Air Quality

The following analysis is based in part on the *Mission Village Shopping Center Project – Air Quality Technical Memorandum*, Michael Baker International, dated August 29, 2022 included as Appendix A.

Background

Air Pollutants

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the SCAQMD are described below.[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 Oxide (NO_x). Nitrogen dioxide (NO_2) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO_2, creating the mixture of NO and NO_2 commonly called NO_x.

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

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

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

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

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

Federal and State Air Quality Standards

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

South Coast Air Quality Management District Standards

South Coast AQMD was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast AQMD. Table 4.3-1 describes the regional significance thresholds established by the South Coast AQMD to meet national and state air quality standards.

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

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NO_x	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_x	150	150
CO	550	550

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

Attainment Designation

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

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

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

Source: California Air Resources Board, 2015.

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

Impact Analysis

Consistency with 2022 AQMP

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

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

Given the number of square miles the SCAG region encompasses, SCAG developed a simplified series of Land Development Categories (LDCs) to represent the dominant themes taken from the region's many General Plans. This was developed in order to facilitate regional modeling of land use information from nearly 200 distinct jurisdictions. The LDCs employed in the RTP/SCS are not intended to represent detailed land use policies, but are used to describe the general conditions

likely to occur within a specific area if recently emerging trends, such as transit-oriented development, were to continue in concert with the implementation of the 2016 RTP/SCS.

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

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

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

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

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

The Project site is being used as commercial and proposed for continued commercial uses and would not cause a change in the City being considered as in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2016 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the 2022 AQMP.

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

Buildout of the Project is consistent with the Standard LDC and would not be greater than assumed by SCAG's regional forecast projections and also the AQMP growth projections. In order to exceed the growth assumptions, the Project would have to increase the intensity of development to the degree it would result in the entire city to be reclassified to the Urban or Compact LDC. As detailed in Section 5.13, *Population and Housing*, the development would not increase the City's population. As such, the General Plan Amendment and zone change does not result in the site being considered as being in the Urban or Compact LDC for purposes of growth projections used for modeling air quality emission assumptions in the 2022 AQMP. As such, the Project is consistent with the growth projections in City of Jurupa Valley General Plan and is considered to be consistent with the proposed 2022 AQMP.

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

Regional Air Quality Impacts

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

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

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

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

PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*". Rule 1113 limits the

release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.

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

Impact Analysis

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

Construction activities associated with the Project will result in emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. 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 10 months. Table 4.3-3 summarizes the construction emissions considering the application of **PPP 4.3-1** through **4.3-4**.

Table 4.3-3: Summary of Peak Construction Emissions

	Emissions (lbs/day)					
	VOC/ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	**20.57**	**40.50**	**36.42**	**0.08**	**6.15**	**3.41**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

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

Table 4.3-4: Summary of Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC/ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area Source	1.72	<0.01	0.05	<0.01	<0.01	<0.01
Energy Source	0.06	0.56	0.47	<0.01	0.04	0.04
Mobile Source	11.60	11.02	77.86	0.15	14.58	3.97
Total Maximum Daily Emissions	**13.38**	**12.24**	**77.86**	**0.15**	**14.63**	**4.02**
SCAQMD Regional Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Air Quality Technical Memorandum,(Appendix A).

As shown in Tables 4.3-4, Project operational 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 apply to the Project and would reduce impacts related to a cumulatively considerable net increase of any criteria pollutant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

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

Localized Air Quality Impacts

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

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

Table 4.3-5: Maximum Daily Localized Emissions Thresholds

Pollutant	Construction
Localized Thresholds (pounds per day)	
NO_X	118
CO	602
PM_{10}	4
$PM_{2.5}$	3

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 10 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}	$PM_{2.5}$
Year 1 Maximum Daily Emissions	25.72	20.59	1.24	1.16
Year 2 Maximum Daily Emissions	17.94	16.24	0.77	0.71
SCAQMD Localized Threshold	**118**	**602**	**4**	**3**
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Source: Air Quality Technical Memorandum, (Appendix A).

Localized On-Site Operational Emissions

According to SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (e.g., warehouse or transfer facilities). The proposed project does not include such uses. Thus, due to the lack of such emissions, no long-term localized significance threshold analysis is necessary. Operational LST impacts would be less than significant in this regard.

CO Hot Spot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the Project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, Project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

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

Impact Analysis

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

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

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

4.4 Biological Resources

The following analysis is based in part on the *Biological Resources Assessment and MSHCP Consistency Analysis,* Michael Baker International, Dated: November 2021 and included as Appendix B.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

Existing Conditions

The topography of the Project site is generally flat with surface elevation ranging from approximately 835 to 872 feet above main sea level (AMSL) and generally sloping to the north. The Project site has existing commercial and parking areas on the east/southeast portion of the site and is vacant to the west/northwest. Land use in the surrounding area varies between commercial, and residential, and vacant land. The site contains no native vegetation communities and is characterized by both disturbed and developed land. The survey area surrounding the site contains both disturbed habitat which comprises approximately 12.69 acres of the survey area. Disturbed areas within the survey area do not qualify as a natural plant community and instead consist of unpaved bare ground or areas that have been previously disked or tilled as part of routine weed abatement activities. Surface soils within these areas have been heavily disturbed/compacted as a result of anthropogenic disturbances and are either devoid of vegetation or support non-native, ruderal plant species. Plant species observed in the disturbed

areas include wild oat (Avena fatua), Bermuda grass (Cynodon dactylon), puncture vine (Tribulus terrestris), and prickly lettuce (Lactuca serriola).

Developed areas surrounding site make up approximately 35.22 acres of the survey area and consist of areas that have been constructed upon or physically altered to a degree that native vegetation is no longer supported. Developed areas within the survey area consist of Mission Boulevard, Stobbs Way, and residential and commercial development.

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 a MSHCP Core, Criteria Cell, Subunit, or Linkage. The project site is located within the Burrowing Owl and Narrow Endemic Plant MSHCP Survey Areas.

Sensitive Plant Communities/Species

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

Narrow Endemic Plants

The Project site is located in the MSHCP designated Narrow Endemic Plant Species Survey Area (NEPSSA). The biological assessment found that No special-status plant species were observed during the field survey. The survey area is primarily comprised of development and a disturbed parcel characterized by heavily disturbed/compacted soils and ornamental vegetation. Additionally, the routine weed abatement within the project site and surrounding developed land uses have reduced the potential for the survey area to provide suitable habitat for special-status plant species. Based on existing site conditions and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the special-status plant species identified by the CNDDB and CNPS databases either have a low potential or are not expected to occur within the survey area.

Sensitive Wildlife Species

No special-status wildlife species were observed during the field survey. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that all special-status wildlife species identified by the CNDDB either have a low potential to occur or are not expected to occur within the survey area.

Burrowing Owl

Although no BUOWs, sign, or suitable burrows were observed during the field survey, the project site does contain foraging habitat and may become occupied prior to construction. Therefore, in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006), a pre-construction clearance survey is required as per **Mitigation Measure (MM)-BIO-1** and implement a Workers Environmental Awareness Program (WEAP) training session(s) for contractors per **MM-BIO-2.**

Mitigation Measures

MM-BIO-1: Burrowing Owl Pre-construction Survey: Due to the presence of suitable foraging habitat for BUOW, a pre-construction clearance survey shall be conducted to ensure that project-related activities avoid direct take of BUOWs that may be located on or within 500 feet of the project impact area in accordance with Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan (RCA 2006). The pre-construction clearance survey should be conducted no more than thirty (30) days prior to any ground disturbance or vegetation removal activities. If BUOWs or occupied burrows are found during the preconstruction clearance survey, a BUOW avoidance and minimization plan would need to be prepared and submitted to the RCA for approval prior to initiating project activities.

MM-BIO-2: Workers Environmental Awareness Program (WEAP): Prior to initiating project activities, a qualified biologist shall prepare and present a Workers Environmental Awareness Program (WEAP) training for all contractors, subcontractors, and workers expected to be on-site throughout the entire construction period. The WEAP shall include a brief review of any special-status species, including habitat requirements and where they might be found, and other sensitive biological resources that could occur in and adjacent to the project, including those not covered by the MSHCP. The WEAP shall address the biological mitigation measures listed in the project's approved Mitigation Monitoring and Reporting Program, as well as applicable conditions and provisions of any associated environmental permits, including but not limited to pre-construction biological surveys, pre-construction installation of perimeter sediment and erosion control best management practices, and any recurrent nesting bird surveys (as needed).

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

Impact Analysis

No riparian, riverine or vernal pool resources are present within or adjacent to the Project Site. Therefore, the proposed Project would have no impacts on special-status vegetation communities or riparian habitat.

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

No jurisdictional resources regulated by the US Army Corps of Engineers, Regional Water Quality Control Board, or California Department of Fish and Wildlife are located within or adjacent to the Project Site. A formal jurisdictional delineation and regulatory permits/certifications are not required. Therefore, the proposed Project would have no impact on state or federally protected wetlands.

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

Impact Analysis

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

The site supports nesting opportunities for common migratory bird species. All migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918[11]. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034).

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per Mitigation Measure **MM-BIO-3.**

MM-BIO-3: Nesting Bird Protection. If project-related activities are to be initiated during the nesting season (January 1st to August 31st), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitats within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures would be required. If an active nest is found, the bird species shall be identified and a "no-disturbance" and a buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. It is further recommended that the qualified biologist periodically monitor any active nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new nests in the restricted area.

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

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

Impact Analysis

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

The proposed Project Site was previously developed on the eastern portion and on the western vacant area has for years been disturbed and routinely disced or mowed and therefore there is no impact.

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

Impact Analysis

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

The conclusions and recommendations from the *RCA MSHCP online information tool*:

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

Table 4.4-1: MSHCP Consistency Analysis [15]

MSHCP Element/Requirements	Project Site Status
Criteria Cell/Cell Group	The Project site is not located within a MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The Project site is not located within a MSHCP Area Plan Subunit.
Habitat Management Unit	The Project site is located within the Santa Ana River Habitat Management Unit. The Project site is not located within or adjacent to MSHCP Conserved Lands. No requirements are imposed on the Project based on its presence in this habitat management unit.
MSHCP Conservation Areas	The Project site is not located within a MSHCP Conservation Area.
Public/Quasi Public (PQP) Conservation Land	The Project site is not located within Public/Quasi Public Conservation Land.
Narrow Endemic Plants (*MSHCP Section 6.1.3*)	The Project site is located within the NEPSSA. During field surveys NEPS plants were not observed and suitable habitat was not found on the site therefore focused narrow endemic plant surveys are not required for the Project.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [*MSHCP Section 6.3.2*]	The Project site is not located within the amphibian, Mammal, Criteria Species, or the Delhi sands flower-loving fly, however it is within Burrowing Owl and Narrow Endemic Plant Survey areas. During field surveys BUOW nor NEPS plants were not observed, however Mitigation Measures (MM) BIO-1 and BIO-2 are included to reduce potential impacts.
Riparian/Riverine Resources (*MSHCP Section 6.1.2*)	Riparian/riverine resources are not present within the Project Site. No changes in hydrology are expected as a result of this Project. Additionally, no impacts are proposed to riparian/riverine resources and none of the riparian/riverine species identified in Section 6.1.2 of the MSHCP were observed within the Project Site.
Vernal Pools (*MSHCP Section 6.1.2*)	No vernal pools or seasonal depressions are present onsite and therefore no indirect impacts to vernal pools are anticipated.
Fairy Shrimp (*MSHCP Section 6.1.2*)	Three species are covered by the MSHCP including the Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). According to the MSHCP, vernal pool fairy shrimp habitat is limited to vernal pools and alkali vernal pools, and Santa Rosa Plateau fairy shrimp are limited to vernal pools formed on basalt flows. No portion of the Project site is described as having an alkali complex or basalt flows. In addition, no vernal pools are considered to be present on the Project site and therefore Santa Rosa Plateau and vernal pool fairy shrimp are not either. No potential fairy shrimp habitat was detected and due to the lack of suitable habitat on the Project site, no impacts to fairy shrimp are anticipated.
Delhi-Sands flower-loving fly	Delhi Soil Series are not mapped within the Project site and therefore the site lacks suitable Delhi-Sands flower-loving fly habitat. No impacts to Delhi-Sands flower-loving fly are anticipated.

[15] Biological Resource Assessment, Appendix B.

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

4.5 Cultural Resources

The following analysis is based in part on the *Cultural Resources Assessment,* Michael Baker International, Dated: September 2022 and included as Appendix C.

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

Impact Analysis

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

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

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

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

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

Historic Setting

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

The project area is within a former orchard that was cleared of trees sometime during the late 1950s or early 1960s. The west half of the project area is an undeveloped nonactive agricultural field. The east half of the project area encompasses a commercial building and a paved parking lot. The lot is entirely hardscaped with no exposed soils. No prehistoric, historical archaeological resources, or cultural material were identified within the project area during the survey.

Research and Conclusions

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

On August 31, 2022, EIC staff conducted a literature and records search for the project area. The EIC, as part of the California Historical Resources Information System, University of California, Riverside, an affiliate of the California OHP, is the official state repository of cultural resource records and reports for Riverside County. The objective of this records search was to determine whether any prehistoric or historical cultural resources had been recorded previously within an area encompassing a 1-mile radius around the project area.

Results of the records search indicate that 43 cultural resource studies have been conducted previously within 1 mile of the project area. None of the studies involved portions of the project area.

As a result of the previous studies, 49 cultural resources have been identified within 1 mile of the project area. Four of the resources are prehistoric archaeological sites; 2 are historic isolates; 8 are historic-period archaeological sites; and 35 are built environment resources. The prehistoric resources include bedrock milling outcrops with single slicks, a ceramic scatter, and rock shelter. The historic isolates and historic period archaeological resources are isolated bottle glass fragments, surface refuse scatters, historical foundations, water conveyance features, and a railroad spur. The built environment resources are mainly residential and commercial buildings, and segments of irrigation canals. One of the previously documented resources, Jensen-Alvarado Historic Ranch and Museum, is listed as a landmark (Landmark No. 943). None of the previously recorded cultural resources were recorded within the project area.

California Register of Historical Resources (CRHR) Evaluation

A CRHR evaluation was conducted on the commercial building located on the project site at 6322-6238 Mission Boulevard. The CRHR evaluation results found that the property at 6322-6328 Mission Boulevard lacks sufficient significance to meet any of the criteria for listing in the CRHR. To be eligible for listing in the CRHR, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and is able to convey its significance. In the specific case of the subject property, an integrity analysis was considered immaterial because the evaluation found that the property lacked the necessary significance to warrant further analysis of its physical and historic integrity. Consequently, the evaluation determined that the commercial building at 6322-6328 Mission Boulevard is not a historical resource for the purposes of CEQA as defined under PRC §5024.1 and 14 CCR §15064.5(a).

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

Impact Analysis

Archaeological Setting

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

Research and Conclusions

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

As a result of the previous studies, 49 cultural resources have been identified within 1 mile of the project area. Four of the resources are prehistoric archaeological sites; 2 are historic isolates; 8 are historic-period archaeological sites; and 35 are built environment resources. The historic

isolates and historic period archaeological resources are isolated bottle glass fragments, surface refuse scatters, historical foundations, water conveyance features, and a railroad spur. The built environment resources are mainly residential and commercial buildings, and segments of irrigation canals. One of the previously documented resources, Jensen-Alvarado Historic Ranch and Museum, is listed as a landmark (Landmark No. 943). None of the previously recorded cultural resources were recorded within the project area.

Geologic data indicate that the surface of the project area is underlain by old alluvial fan deposits dating to the late to middle Pleistocene. Soil in the project area has been mapped as the Ramona series sandy loam, which likely developed from the Pleistocene geologic deposits and consequently has low sensitivity for buried prehistoric-period archaeological resources. Additionally, the project area was within an orchard and used as agricultural land between the 1930s and 1960s. The terrain through the project area has been extensively disturbed by tree removal, tilling and disking, and the construction of the commercial strip mall and parking lot. Consequently, the project area has a low potential for buried historic-period archaeological resources. 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, **Mitigation Measures (MM) CR-1 through CR-3** are required.

Mitigation Measure(s)

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

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

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

MM-CR-2: Archaeological Treatment Plan. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Section 21083.2(b) for unique archaeological resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA21214.

MM-CR-3: Final Plan. A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study/Mitigated Negative Declaration for MA21214.

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 the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner (Coroner) has made the necessary findings as to the origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery.

The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

4.6 Energy

The following analysis is based in part on the *Greenhouse Gas Emissions Technical Memorandum,* Michael Baker International, Dated: August 29, 2022 and included as Appendix D.

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 the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. The anticipated construction schedule assumes the Project would be built in approximately 10 months. The consumption of energy would be temporary in nature and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or State.

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

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

Operation Energy Analysis

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

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. The Project will result in: 6,843,471 annual VMT and an estimated annual fuel consumption of 263,210 gallons of fuel.[17]

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

Operational Energy Demands

Occupancy of the project would result in the consumption of natural gas and electricity. Energy demands are estimated using CalEEMod, at 2,189,436 kBTU/year of natural gas and 1,528,532 kWh/year of electricity a self-storage facility would produce a lower demand and as such these estimates present a worse-case scenario. [18] Natural gas would be supplied to the Project by SoCalGas and electricity would be supplied by Southern California Edison (SCE). The Project proposes self-storage facility and does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other similar land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

[16] *California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling*.
[17] Appendix D, *GHG Emissions Technical Memorandum*
[18] *(avg 26 mpg passenger car)*

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

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

Impact Analysis

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

4.7 Geology And Soils

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

The following analysis is based in part on the *Report of Geotechnical Investigation*, Garcrest Engineering and Construction, Inc., September 27, 2021, included as Appendix E.

Paleontological Resources Identification Report, Michael Baker International, Dated: September 23, 2022 and included as Appendix F.

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

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

The Project site is 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 as well as construct the proposed structures in accordance with the approved recommendations included in the *Report of Geotechnical Investigation* prepared for the Project.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to General Plan[19] the Project site has a high potential for liquefaction. According to the *Report of Geotechnical Investigation* groundwater is expected at a depth below 50-ft bgs. The subject site is underlain by dense to very dense Old Alluvial fan and underlain by very dense

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

granitic bedrock. The *Report of Geotechnical Investigation* determined that the potential for liquefaction at the subject site is considered low.[20]

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

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

Evidence of ancient landslides or slope instabilities at this site was not observed during the geotechnical investigation. The geotechnical investigation concluded that the proposed development is in an area of relatively flat terrain and a significant distance from any up-gradient steep slopes, and no landslides have been mapped in the immediate area. The risk of seismically induced landsliding to affect the proposed development is not anticipated.

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

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

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Stormwater Pollution Prevention Plan to address site-specific conditions related to these activities[21]. The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction, and identify erosion control measures to reduce or eliminate the erosion and loss of topsoil, such as

[20] *Report of Geotechnical Investigation,* p. 4.
[21] City of Jurupa Valley, Municipal Code, Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*.

use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, and hydroseeding.

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

Operation

The proposed Project includes installation of paved parking areas and landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. The proposed Project development will not alter the existing drainage patterns by conforming to the natural landforms and avoiding excessive grading. Site runoff will be collected by a private storm drain system and conveyed to an underground infiltration unit with pretreatment. The use of the underground infiltration system reduces the potential for stormwater to erode topsoil downstream.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed of artificial fill material and cementitious slope fill materials which are considered undocumented fill. Underlying the fill materials are older alluvial fan deposits consisting of silts, sands, and clays with gravel with bedrock. The water table is at a depth greater than 50 feet bgs.

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

Lateral Spreading: When subsurface sand layers lose strength because of liquefaction, lateral spreading can occur in overlying sediments allowing them to move down even the gentlest slopes. The potential for and magnitude of lateral spreading is dependent upon many conditions, including the presence of a relatively thick, continuous, potentially liquefiable sand layer and high slopes. Subsurface information obtained for the *Report of Geotechnical Investigation* indicate that the soil deposits underlying the property has a low susceptibility to liquefaction or seismically-induced settlement. Based on currently available procedures, the site does not appear to be susceptible to (lateral spread) ground surface disruption during a moderate seismic event.

Subsidence/Collapse: Land subsidence can occur in various ways during an earthquake. Large areas of land can subside drastically during an earthquake because of offset along fault lines. Land subsidence can also occur as a result of settling and compacting of unconsolidated sediment from the shaking of an earthquake. Cohesive soils such as clay and silt are particularly likely to cause subsidence since they shrink and swell depending on their moisture content. According to the USGS Land Subsidence in California Map, the Project site is not located in an area where subsidence has occurred.[22]

Liquefaction: The occurrence of liquefaction is restricted to certain geologic and hydrologic environments, primarily in areas with recently deposited sands and silts (usually less than 10,000 years old) with high ground-water levels. It is most common where the water table is at a depth of less than 30-feet. As noted in the response to Threshold 4.7 (a2), according to General Plan[23] the Project site has a high potential for liquefaction. The *Report of Geotechnical Investigation* for the Project found that Groundwater is expected at a depth greater than 50-ft bgs. The subject site is underlain by dense to very dense old alluvial fan deposits at the ground surface underlain by very dense granitic bedrock. The *Report of Geotechnical Investigation* determined that the potential for liquefaction at the subject site is considered low.[24]

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 *Report of Geotechnical Investigation* prepared for the Project. (Appendix E).

[22] USGS Land Subsidence in California: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html Accessed January 28, 2023.

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

[24] *Report of Geotechnical Investigation,* p. 12.

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

Impact Analysis

Plans, Policies, and Programs

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

PPP 4.7-1 shall apply.

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

The expansion index, *EI*, value is used by engineers and other professionals as an indicator of the soil's swelling potential. According to American Society for Testing & Materials (ASTM) Standard D4829, soil having an expansion potential of greater than 91 is considered to be expansive soil. Based on the results of our field investigation, the site is underlain by relatively granular soils that are anticipated to have very low to negligible expansion potentials.[25] 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 *Report of Geotechnical Investigation* prepared for the project (Appendix E).

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?				✓

[25] *Report of Geotechnical Investigation,* p. 16.

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?		✓		

Impact Analysis

General Plan Figure 4-18- Paleontological Sensitivity, indicates that the site has a High A sensitivity (Ha) designation for finding paleontological resources[26]. As part of recent Phase I Cultural Resources Assessments in the City, paleontological overviews were prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. The overviews included a review of applicable literature, geologic maps, and the identification of local resources known to the Museum.

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

The Paleontological Resources Report for the Project concluded that the paleontological records search, fossil locality searches, and literature review identified one locality within 5 miles of the project area from similar rock formations to those underlying the project area. Additionally, the RCIT (2022) identifies the sensitivity of the project area as high. Per mitigation impact guidelines set forth by the Society of Vertebrate Paleontology (SVP 2010), due to the known fossil localities, known sensitivity of the geological formations underlying the project area, and depth of construction, the project area has high potential to disturb paleontological resources within undisturbed bedrock.

Therefore, the following mitigation measures are required.

Mitigation Measures (MM):

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

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

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

MM-GEO-2: Paleontological Treatment Plan. Prior to the issuance of grading permits, a qualified paleontologist shall be retained to observe ground-disturbing activities and recover fossil resources as necessary when construction activities will impact the older Quaternary Alluvium. The Paleontologist will attend the pre-grade conference and establish procedures and protocols for paleontological monitoring and to temporarily halt ground-disturbing activities to permit sampling, evaluation, and recovery of any discovery. Substantial excavations below the uppermost layers (more than 3 feet below surface) should be monitored. Sediment samples should be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.

Unique Geologic Feature

The Project site is relatively flat. The subject site is underlain by dense to very dense Old Alluvial fan deposits and underlain by very dense granitic bedrock. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally. With implementation of Mitigation Measures **MM-GEO-1 and MM-GEO-2**, impacts are less than significant.

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the *Greenhouse Gas Emissions Technical Memorandum,* Michael Baker International, Dated: August 29, 2022 and included as Appendix D.

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

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

Thresholds of Significance

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management

District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City ha s determined that the SCAQMD's draft threshold of 3,000 $MTCO_2e$ per year is appropriate for commercial land use development projects. The 3,000 $MTCO_2e$ threshold is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

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

Table 4.8-1: Annual Greenhouse Gas Emissions

Emission Source	Total Emissions ($MTCO_2e$ per year)
Annual construction-related emissions amortized over 30 years	18.64
Area Source	0.01
Energy Source	370.57
Mobile Source	2,494.01
Waste	101.88
Water Usage	31.04
Total CO2E (All Sources)	**2,997.49**
Screening Threshold (CO2E)	**3,000**
Threshold Exceeded	**NO**

Source: CalEEMod Datasheets (Appendix A).

As shown on Table 4.8-1, the Project has the potential to generate a total of approximately 2,997.49 $MTCO_2e$ per year. As such, the Project would not exceed the City's screening threshold of 3,000 $MTCO_2e$. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change and no mitigation or further analysis is required.

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

Impact Analysis

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

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

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

Certain measures of the Scoping Plan and Connect SoCal are supported by the Project, such as energy conservation and energy efficiency measures. Other measures, while not directly applicable, would not be obstructed by Project implementation. The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific

policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions as shown in Table 4.8.2, *Consistency with GHG Reduction Measures.*

Table 4.8.2. Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	**Consistent.** The City has determined that the SCAQMD's draft threshold of 3,000 $MTCO_2e$ per year is appropriate for this Project. GHG emissions are 2,997.94 $MTCO_2e$ which is less than the 3,000 $MTCO_2e$ threshold.
CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.	**Consistent.** The Project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code.
LUE 11.6 Energy Efficiency. Require development projects to use energy efficient design features in their site planning, building design and orientation, and landscape design that meet or exceed state energy standards.	**Consistent.** The Project is required to submit building plans and is required to meet CALGreen Codes, CA Title 24 Energy Efficiency Standards, and City's water efficient landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	**Consistent.** Parkway improvements on Mission Boulevard, Stobbs Way, and Opal Street include curbing, adjacent landscaping and sidewalk.
ME 3.36 Bicycle Improvements Conditionally Required. Require the construction or rehabilitation of bicycle facilities and/or "bicycle-friendly" improvements as a condition of approving new development, in accordance with Zoning Ordinance standards.	**Consistent.** The Project is providing a bike rack and pad for parking of bicycles along with connecting walks offsite.
Municipal Code	
Energy Efficiency	**Consistent.** As required by Municipal Code Section 8.05.010 (7), California Energy Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with this section.
Green Buildings	**Consistent.** As required by Municipal Code Section 8.05.010 (8), *California Green Building Standards Code,* prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.
Water Conservation	The Project will comply with *Chapter 9.283. - Water Efficient Landscape Design Requirements.*

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

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

4.9 Hazards And Hazardous Materials

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

Airport Land Use Commission (ALUC) Development Review, File No. ZAP1040FL22, dated January 19, 2023 and is included as Appendix G.

Phase I Environmental Site Assessment Report, Partner Engineering and Science, Inc., dated March 29, 2022 and is included as Appendix H.

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

Impact Analysis

Plans, Policies, and Programs

The following applies to the Project and would reduce impacts relating to the routine transport, use, or disposal of hazardous materials. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the

regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

Existing Conditions

An on-site survey/property evaluation was conducted on March 14, 2022. The subject site was observed by foot and adjacent properties were observed from the subject site. The purpose of the subject site reconnaissance was to observe the present site use and conditions as they relate to the possible presence of potentially hazardous substances and petroleum products. In addition, adjoining properties and roads were visually observed from the subject site to identify land uses and the potential presence of structures, operations, activities, or environmental conditions that may involve the use, treatment, storage, disposal, or generation of hazardous wastes and/or petroleum products that may pose an environmental concern to the subject site. Table 4.9-1 presents a summary of the site survey/property evaluation.

Table 4.9-1: Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	No concerns observed.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations/Powerlines	No	No concerns observed.
Transformers Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

Construction Activities

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all

construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a 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 will provide for various commercial uses and as such the use and storage of hazardous materials maybe present as part of business operational activities. The use of hazardous materials will be regulated by Federal, State, and Local rules and regulations. The Riverside County Department of Environmental Health will require regular inspections, emergency plans, and permitting if needed. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials.

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

Impact Analysis

The Project site is within one-quarter (0.25) mile from an existing or proposed school. From the Project site, Rustic Lane Elementary School is located across Stobbs Way on the southwesterly corner of the property and Rubidoux School is located approximately 0.16 miles south on Opal Street. Additionally, Mission Middle School located approximately 0.45 miles east, West Riverside Elementary School located approximately 0.75 miles southeast, Sunny Slope Elementary School located approximately 0.89 miles northwest, and Nueva Vista High School located approximately 0.66 miles north. In addition, as discussed in the responses to issues 4.9 (b) and 4.9 (c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project will not impact schools.

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

Impact Analysis

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

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

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

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

Impact Analysis

Airport Land Use Compatibility

The nearest airport is Flabob Airport located approximately 1.4 miles southeast of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project Site is located within airport compatibility Zone E.[27] The Airport Land Use Commission (ALUC) conducted a development review of the project (File #ZAP1040FL22) and on January 19, 2023 found the Project CONSISTENT with the 2004 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions which are included in the mitigation monitoring plan:

Mitigation Measure:

MM-HAZ-1: Airport Compatibility

a) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
b) The following uses shall be prohibited:
    i. 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.
    ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in a straight final approach towards a landing at an airport.
    iii. 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, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
    iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
c) The ALUC disclosure notice shall be provided to all potential purchasers of the property and to permanent tenants of any building thereon.
d) Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird

[27] Riverside County Airport Land Use Commission, *Flabob Airport Land Use Compatibility Plan,* December 2004. Available at: https://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/14-%20Vol.%201%20Flabob.pdf

species that would be incompatible with airport operations shall not be used in project landscaping.

e) The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2022-AWP-22248-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with Circular 70/7460-1M and shall be maintained in accordance therewith for the life of the project.

f) The proposed buildings shall not exceed a height of 39 feet above ground level and a maximum elevation at top point of 886 feet above mean sea level.

g) The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

h) Temporary construction equipment used during actual construction of the structure(s) shall not exceed 39 feet in height and a maximum elevation of 886 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

i) Within five (5) days after construction of the permanent structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure(s).

Airport Noise

The Project consists of commercial retail uses that will not expose people to excessive aircraft noise. The nearest airport is Flabob Airport located approximately 1.4 miles southeast of the Project site. According to *Map FLI-3, Noise Compatibility Contours Flabob Airport, Land Use Compatibility Plan*, the Project site is located outside the 55 CNEL Noise Impact Zone. Standard building design and construction methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose employees and customers of the Project to excessive noise levels.

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

Impact Analysis

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

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

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

Impact Analysis

According to the General Plan[28], 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 WQMP, Joseph C. Truxaw & Associates, Inc., July 09, 2021 (Appendix I).
Conceptual Drainage Study, Joseph C. Truxaw & Associates, Inc., April 7, 2022 (Appendix J).
Water and Sewer "Will-Serve Letter", Rubidoux Community Services District, dated December 15, 2022 (Appendix K).

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

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

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

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

Water Quality Standards

The Porter-Cologne Water Quality Control Act[29] defines water quality objectives (i.e., standards) as "…*the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific a*rea" [(§13050 (h)].[30]

Construction Impacts (Water Quality Standards)

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

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities[31]. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

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

Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed structures include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. Pursuant to the requirements of the Municipal Code[32], a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Preliminary WQMP prepared for the Project (Appendix I), proposes to divert surface runoff to the water quality and storm underground infiltration system located at the eastern side of the site parking area.

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

[31] City of Jurupa Valley, *Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls*. Available at: https://library.municode.com/ca/jurupa_valley/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.05STWAURRUMADICO

[32] Ibid.

Waste Discharge Requirements

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

Operational Impacts (Waste Discharge Requirements)

To facilitate proper funding and management of sanitary sewer systems, the Jurupa Community Services District has adopted *Sewer System Management Plan WDID* 8SSO10582[34] (SSMP) that includes provisions to provide proper and efficient management, operation, and maintenance of sanitary sewer systems. Additionally, the SSMP contains a spill response plan that establishes standard procedures for immediate response to a sanitary sewer overflow in a manner designed to minimize water quality impacts and potential nuisance conditions. By connecting to the Jurupa Community Services District sewer system, the Project will not violate any waste discharge requirements.

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

Impact Analysis

Groundwater Supplies

Water service will be provided to the Project by the Rubidoux Community Services District (RCSD). The district's wells are located within the Riverside-Arlington Subbasin of the Upper Santa Ana River Basin. The Basin is adjudicated, which means if RCSD extracts water that exceeds the safe yield (i.e., the rate at which groundwater can be withdrawn without causing long-term decline

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

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

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

Sustainable Groundwater Management

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

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

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

Impact Analysis

Existing Condition

In the existing condition site drainage patterns on the Project Site includes two drainage areas. Existing onsite runoff for Sub Area A sheet flows from the northwest corner of the site to the southeast corner of the empty dirt lot, with a lot of the runoff infiltrating into the existing soil. The rest is picked up by a curb and gutter on Stobbs Way. Runoff is then conveyed into an existing public storm drain system after entering the curb and gutter. For Sub Area B, runoff runs Northwest to Southeast before being picked up by a catch basin. From here it enters the public storm drain system.

Proposed Condition

The proposed Project site will include approximately 88% impervious area and 12% landscape. The proposed Project development will not alter the existing drainage patterns by conforming to the natural landforms and avoiding excessive grading. Site runoff will be collected by a private storm drain system and conveyed to an underground infiltration unit with pretreatment. Once the system reaches capacity, the storm water will flow into the shopping center and then to the public curb and gutter, from here it is conveyed to the existing storm drain system.

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

Impact Analysis

According to the General Plan[35], the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps[36], the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing a seiche.

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

[36] California Department of Conservation, *California Official Tsunami Inundation Maps,* https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered%20tsunamis%20for%20each%20area accessed August 30, 2022.

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

Impact Analysis

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

4.11 Land Use And Planning

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

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project is in an area largely characterized by commercial and residential development. The Project site is approximately 10 acres and is bordered by Mission Boulevard to the north, Stobbs Way to the west and south, and commercial business followed by Opal Street to the east. As such, the Project will not divide an established community.

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

Impact Analysis

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

- **South Coast Air Quality Management District 2022 Air Quality Management Plan**
  Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality*.
- **Western Riverside County Multiple Species Habitat Conservation Plan**
  Refer to Threshold 4.4 (f) in Section 4.4, *Biological Resources.*
- **California Air Resources Board Scoping Plan**
  Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions.*
- **Southern California Association of Governments Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy**
  Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions.*
- **Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program**
  Refer to Threshold 4.10 (e) in Section 4.10, *Hydrology and Water Quality.*

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

4.12 Mineral Resources

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

Impact Analysis

According to the General Plan[37] the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as "Areas containing known or inferred mineral occurrences of undetermined

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

mineral resources significance." However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

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

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing.[38] The Project site is delineated as Business Park (BP), 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:

Mission Village Shopping Center Project – Noise Technical Memorandum, Michael Baker International, August 29, 2022, Appendix N.

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

Impact Analysis

Existing Ambient Noise Levels

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

The primary source of noise in the area is from vehicle traffic from Mission Boulevard which ranges from 57.0 to 71.8 Leq dBA and was measured at 71.8 Leq dBA at 6353 Mission Boulevard north across from the proposed Project site.

Construction Noise Impact Analysis

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

Table 4.13-1. Typical Construction Equipment Noise Levels

Type	Reference: Lmax (dBA) at 50 Feet	Lmax (dBA) at 120 Feet
Backhoe	78	70
Grader, Dozer, Excavator, Scraper	82	74
Tractor	84	76
Concrete Mixer Truck	79	71
Forklift	78	70
Saw, concrete	90	82
Air Compressor	78	70
Generator	81	73
Paver	77	69
Roller	80	73

Source: Federal Highway Administration, Roadway Construction Noise Model (FHWA-HEP-05-054), January 2006.

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

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

Residential uses and sensitive receptors are located approximately 120 feet north from the Project site, the Project will adhere to General Plan Policy NE 3.5 and Mitigation Measure (MM) NOI-1 Construction Noise Mitigation Plan, therefore construction noise impacts will be less than significant.

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

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction

equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during grading phase. The construction noise levels are expected to range from 54.8 to 72.6 dBA Leq, and the highest construction levels would be attenuated below 45 dBA Leq at the closest sensitive receiver locations north of the site. The construction noise at the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual,* with the exception of concrete saw use, which would be of limited duration during the demolition and paving phases. With the implementation of MM-NOI-1, nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

Mitigation Measure(s)

MM-NOI-1-Construction Noise Mitigation Plan: Prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that 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 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.

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

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

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

Off-Site Operational Traffic Noise Impacts

According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.[39] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

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

The Project expects to generate approximately 4,659 daily trips with 239 a.m. peak hour trips and 428 p.m. peak hour trips and 534 Saturday peak hour trips. Existing peak hour intersection traffic volumes would range from 625 to 2,034 during the weekday a.m. peak hour, 490 to 2,182 during the weekday p.m. peak hour, and 359 to 2,301 during Saturday peak hour.

It takes a doubling of traffic to create a +3 dBA noise impact. Primary site access is via Mission Boulevard which is a substantially trafficked road with a current daily traffic count presented in Table 4.13-2. The additional project generated trips would create a minimal noise increase of less than the 3 dBA significance threshold.

Table 4.13-2 Roadway Traffic Count

Roadway	Segment	Average Daily Traffic		Doubling of Traffic Volumes?
		Existing	Project	
Mission Blvd	Golden West Ave and Canal St.	1,870 a.m.	144 a.m.	**No**
		2,182 p.m.	257 p.m.	
Mission Blvd	At Stobbs Way	1,602 a.m.	233 a.m.	**No**
		1,845 p.m.	393 p.m.	
Mission Blvd	At Opal Street	2,034 a.m.	174 a.m.	**No**
		2,158 p.m.	332 p.m.	
Mission Blvd	At Pacific Ave.	1,916 a.m.	72 a.m.	**No**
		2,166 p.m.	129 p.m.	
Stobbs Way	At Opal Street	625 a.m.	95 a.m.	**No**
		490 p.m.	187 p.m.	

Source: Existing and project traffic data is from the Mission Village Shopping Center Transportation Impact, prepared by Translutions, Inc., May 2022.

Conclusion

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

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

Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic and construction activities. Ground-borne vibration levels from automobile traffic are generally

overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-3.

Table 4.13-3 Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet	PPV (in/sec) at 100 feet
Small bulldozer	0.003	0.0004
Jackhammer	0.035	0.0044
Loaded Trucks	0.076	0.0095
Large bulldozer	0.089	0.0111

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

The closest structure to the Project property line is minimally 100 feet from the property line. The estimated construction vibration level from a large bulldozer (worst case scenario) measured at 25-feet would create a vibration level of 0.089 in/sec and 0.0111 in/sec at 100 feet, which 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 commercial retail development 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 outside the 55 CNEL Noise Impact Zone. Standard building design and construction

methods would provide adequate noise attenuation to comply with the indoor noise standard of 45 CNEL and thereby not expose residents of the Project to excessive noise levels.[40]

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

According to the General Plan, the City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City.[41] Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

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

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

In addition, the analysis in Section 4.15, *Public Services*, of this Initial Study demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

[40] 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

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

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, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

4.15 Public Services

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

FIRE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

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

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

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

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

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing for fire protection services.[42] Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the above analysis, with implementation of **PPP 4.14-1** and **PPP 4.14-2,** impacts related to fire protection are less than significant.

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

POLICE PROTECTION

Impact Analysis

Plans, Policies, or Programs (PPP)

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

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

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services[43]. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

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

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

SCHOOLS

Impact Analysis

Plans, Policies, or Programs (PPP)

[43] Ibid.

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

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

The Project proposes a mini-storage facility which would not directly create additional students to be served by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

PARKS

Impact Analysis

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

OTHER PUBLIC FACILITIES

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 above is applicable to the Project.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public facilities.[44]

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

[44] Ibid.

4.16 Recreation

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

Impact Analysis

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

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

Impact Analysis

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

4.17 Transportation

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

Mission Village Shopping Center Transportation Impact Analysis, Translutions, Inc., dated May 6, 2022 included as Appendix L.

MA21214 Mission Village Shopping Center Traffic Impact Analysis Scoping Review Comments Memo, Rob Olson, City of Jurupa Valley Traffic Analyst, dated November 29, 2021, and is included as Appendix M.

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). There is an existing RTA bus stop on Mission Boulevard served by Route #49 with service along and a transfer station on Limonite Avenue with service to the Pedley Metrolink Station. The Project is not proposing any improvements that would interfere with current transit service. In addition, the Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary.

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

Impact Analysis

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation

impacts for land use projects. This statewide mandate took effect July 1, 2020. Impacts related to LOS will be evaluated through the City's development review process apart from CEQA.

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

Vehicle Miles Traveled (VMT) Analysis:

The City's Traffic Analyst determined the project was located in a low VMT-generating area of the City based on total VMT. Additionally, the Project would be considered local serving and would not generate traffic at a level that would be expected to have a significant VMT impact based on the City's significance thresholds.

The proposed project is considered to be a local-serving land use and is expected to generate primarily locally-oriented trips at a rate that that would not be expected to increase the city's total vehicle miles travelled (VMT). The project is consistent with the trip making characteristics for this site in the City's General Plan and is consistent with the Sustainable Communities Strategy.

Additionally, the VMT Screening Assessment determined that the proposed project is forecast to generate a total of approximately 4,659 daily trips, including 239 trips during the a.m. peak hour and 428 trips during the p.m peak hour.

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

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

Impact Analysis

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

Mission Boulevard

Mission Boulevard along and beyond the project boundary is a paved city street and is classified as an Arterial in the General Plan Circulation Element with an ultimate right-of-way for public street and utility purposes as follows:

a. Along Mission Boulevard project frontage right-of-way shall be dedicated to provide a minimum 64-foot half-street width.

b. Street improvements required for this project shall include, but not limited to, ADA curb ramps, streetlights, driveway approaches per City standards, pavement work, and striping.

c. Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.

Stobbs Way

Stobbs Way along and beyond the project boundary is a paved city street and is classified as a Local in the General Plan Circulation Element with an ultimate right-of-way for public street and utility purposes as follows:

a. Verify the 30-foot half-width right-of-way.

b. Half-width section shall include a 24-ft paved section and 6-ft sidewalk.

c. Street improvements required for this project shall include, but not limited to, ADA curb ramps, streetlights, driveway approaches per City standards, pavement work, and striping.

d. Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.

Opal Street

Opal Street along and beyond the project boundary is a paved city street and is classified as a Local in the General Plan Circulation Element with an ultimate right-of-way for public street and utility purposes as follows:

a. Verify the 30-foot half-width right-of-way.

b. Half-width section shall include a 20-ft paved section, 10-ft parkway including 6-ft sidewalk.

c. Street improvements required for this project shall include, but not limited to, ADA curb ramps, streetlights, driveway approaches per City standards, pavement work, and striping.

d. Road pavement treatment/repairs, to be determined as approved by the City Engineer may be required.

In addition, the Project is a located in an area developed and planned development of commercial and residential uses. The Project would not be incompatible with existing development in the

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

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

Impact Analysis

The Project would take access from Mission Boulevard and Stobbs Way. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

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

Impact Analysis

Historic Context

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

The project area is within a former orchard that was cleared of trees sometime during the late 1950s or early 1960s. The west half of the project area is an undeveloped nonactive agricultural field. The east half of the project area encompasses a commercial building and a paved parking

lot. The lot is entirely hardscaped with no exposed soils. No prehistoric, historical archaeological resources, or cultural material were identified within the project area during the survey.

Research and Conclusions

On August 31, 2022, EIC staff conducted a literature and records search for the project area. The EIC, as part of the California Historical Resources Information System, University of California, Riverside, an affiliate of the California OHP, is the official state repository of cultural resource records and reports for Riverside County. The objective of this records search was to determine whether any prehistoric or historical cultural resources had been recorded previously within an area encompassing a 1-mile radius around the project area.

Results of the records search indicate that 43 cultural resource studies have been conducted previously within 1 mile of the project area. None of the studies involved portions of the project area.

As a result of the previous studies, 49 cultural resources have been identified within 1 mile of the project area. Four of the resources are prehistoric archaeological sites; 2 are historic isolates; 8 are historic-period archaeological sites; and 35 are built environment resources. The prehistoric resources include bedrock milling outcrops with single slicks, a ceramic scatter, and rock shelter. The historic isolates and historic period archaeological resources are isolated bottle glass fragments, surface refuse scatters, historical foundations, water conveyance features, and a railroad spur. The built environment resources are mainly residential and commercial buildings, and segments of irrigation canals. One of the previously documented resources, Jensen-Alvarado Historic Ranch and Museum, is listed as a landmark (Landmark No. 943). None of the previously recorded cultural resources were recorded within the project area.

Threshold 4.18 (b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**Potentially Significant Impact**	**Less than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Tribal Cultural Resources consist of the following:

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

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

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

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

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

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

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

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

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

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

Mitigation Measure(s)

MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities include excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching.

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

a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.
b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure **MM-CR-1** under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA20219, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.

MM-TCR-2: Unanticipated Discovery*:* The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site.

b) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure **MM-CR-1,** Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA20214), and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:

1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
2. Determine if the resource is listed or eligible for listing in the California Register on a “Local register of historical or resources” pursuant to Public Resources Code §5020.1 (k); or
3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the distinctive characteristics

of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history.

c) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.

d) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe(s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA20214. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

MM-TCR-3: Final Report*:* If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure **MM-CR-2** of the Initial Study/Mitigated Negative Declaration for MA20214.

4.19 Utilities And Service Systems

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

Preliminary WQMP, Joseph C. Truxaw & Associates, Inc., July 09, 2021 included as Appendix I.

Water and Sewer "Will-Serve Letter", Rubidoux Community Services District, dated December 15, 2022, included as Appendix K.

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 8-inch waterlines located in both Mission Boulevard and Stobbs Way.

Sewer Service

The Project will connect to the existing sewer service available from the existing 8-inch diameter line in Stobbs Way.

Fire Water Service

The Project will connect to the existing fire water service available from the existing 12-inch diameter line in Mission Boulevard.

Storm Drainage Improvements

The proposed Project development will not alter the existing drainage patterns by conforming to the natural landforms and avoiding excessive grading. Site runoff will be collected by a private storm drain system and conveyed to an underground infiltration unit with pretreatment. Once the system reaches capacity, the storm water will flow into the shopping center and then to the public curb and gutter, from here it is conveyed to the existing storm drain system.

Electric Power Facilities

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

Natural Gas Facilities

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

Telecommunication Facilities

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

Conclusion

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

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

Impact Analysis

Water service would be provided to the Project site by Rubidoux Community Services District (RCSD). The Project's water demand at 43.92 ac.ft./year, which includes an estimated 26.06 ac.ft./year indoor use and 17.86 ac.ft./year outdoor use and was estimated from the Greenhouse Gas Emissions Technical Memorandum's CalEEMod Datasheets found in Appendix D. RCDS 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.

The Project received a Water and Sewer Will Serve Letter from the RCSD dated December 15, 2022 and included as Appendix K.

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 the Rubidoux Community Services District (RCSD). RCSD maintains 3.055 MGD capacity rights in the City of Riverside Regional Wastewater Treatment Plant facilities, those rights will expand to 5 MGD in the year 2030. The Project received a Water and Sewer Will Serve Letter from RCSD that states that sewer service is available from the existing 8-inch diameter lines in Stobbs Way.

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

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

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would

primarily be disposed at the Badlands Sanitary Landfill and/or El Sobrante Landfill. Table 4.19-1 describes the capacity and remaining capacity of these landfills.

Table 4.19-1. Capacity of Landfills Serving Jurupa Valley

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
Badlands Sanitary Landfill	34,400,000	7,800,000	1/1/2026
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, August 2022.

Construction Related Impacts

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

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

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *CalEEMod Datasheets from the Project's GHG Emissions Technical Memorandum* (Appendix D), the Project would generate approximately 289.39 tons of solid waste per year or 0.79 tons per day. Table 14.19-2 compares the Project's waste generation against the remaining landfill capacity

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

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
Badlands Sanitary Landfill	4,800	0.79	0.016%
El Sobrante Landfill	16,054	0.79	0.005%

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

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

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 commercial and industrial customers through its waste hauler's material recovery facility. The Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

4.20 Wildfire

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

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 (b) through 4.20 (e) below require no response.

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

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

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

Threshold 4.20 (e) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures to significant risks, including downslope or downstream flooding or landslides,	N/A	N/A	N/A	N/A

Threshold 4.20 (e) Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
because of runoff, post-fire slope instability, or drainage changes?				

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

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

- **BIO-1:** Burrowing Owl Pre-construction Survey
- **BIO-2**: Workers Environmental Awareness Program (WEAP)
- **BIO-3:** Nesting Bird Protection
- **CR-1:** Archaeological Monitoring
- **CR-2:** Archeological Treatment Plan
- **CR-3:** Final Report
- **GEO-1:** Paleontological Monitoring
- **GEO-2:** Paleontological Treatment Plan
- **TCR-1:** Native American Monitoring Agreement
- **TCR-2:** Unanticipated Discovery
- **TCR-3:** Final Reporting

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

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

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

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for colonization of burrowing owls in the days or weeks preceding ground disturbing activities. Therefore, Mitigation Measure **MM-BIO-1:** Pre-construction Burrowing Owl Survey, **MM-BIO-2:** Workers Environmental Awareness Program (WEAP), **MM-BIO-3:** Nesting Bird Protection are required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Yellow Bat and Nesting Birds are known to be located within the regional area. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures **BIO-1**, **BIO-2**, and **BIO-3,** are required to ensure any impacts remain less than significant.

Overall, the loss of areas of disturbed unvegetated and areas dominated by non-native ruderal species is not expected to have a significant cumulative impact on the overall biological resources in the region, 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 recently conducted area field surveys did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site boundaries. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, in that case, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measures **CR-1 through CR-3.** Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils (Paleontological Resources)

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

Tribal Cultural Resources

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

Utilities and Service Systems

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

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

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

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

The construction noise levels are expected to range from 54.8 to 72.6 dBA Leq, and the highest construction levels would be attenuated below 45 dBA Leq at the closest sensitive receiver locations north of the site. The construction noise at that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual,* with the exception of concrete saw use, which would be of limited duration during the demolition and paving phases. With the implementation of **MM-NOI-1**, nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

5.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA21214 Mission Village Shopping Center Project

DATE: February 06, 2022

PROJECT MANAGER: Luis Lopez, Principal Planner

PROJECT DESCRIPTION: The Project site is located on the southeast corner of the intersection at Mission Boulevard and Stobbs Way. The proposed project consists of 7 buildings, five (5) Single-Story Retail, Fitness, and Grocery Buildings totaling approximately 70,600 square feet; One (1) Quick Service Restaurant (QSR) 1,200 square feet; and One (1) drive thru restaurant 3,035 square feet, for a total of 74,835 square feet of total building area. Access is planned via two (2) right-in, right-in-right-out driveways on Mission Boulevard and a full-access driveways on Stobbs Way, with a connecting full access drive to the adjacent commercial property to the east. The site is currently zoned as C-1/C-P (Commercial) and classified as Commercial Retail in the City of Jurupa Valley General Plan Land Use Plan. Existing retail/commercial buildings on site will be demolished as part of the proposed project.

PROJECT LOCATION: The Project site is located at 6322 Mission Boulevard, west of Opal Street, and bounded to the south and west by Stobbs Way. The Project site is identified by Assessor Parcel Numbers (APNs):182-031-022, 182-031-001 & 002. The Project is mapped on the U.S. Geological Survey Fontana, Calif. 7.5-minute topographical quadrangle in an un-sectioned area, Range 5 West, Township 2 South.

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

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

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

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 4.1-1 As required by Municipal Code Section 9.115.040 Development Standards for C-1 Zone / C-P Zone (General Commercial) the maximum height of all structures, including buildings, shall be thirty-five (35) feet at the yard setback line. Any portion of a structure that exceeds thirty-five (35) feet in height shall be set back from each yard setback line not less than two (2) feet for each one (1) foot in height that is in excess of thirty-five (35) feet. All buildings and structures shall not exceed fifty (50) feet in height, unless a height up to seventy-five (75) feet for buildings, or one hundred and five (105) feet for other structures is specifically permitted under the provisions of Section 9.240.370.	Planning Department	Prior to the issuance of building permits	
PPP 4.1-2 Municipal Code Section 9.115.040 – C-1 Zone/C-P Zone, Development Standards establish requirements that all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of one thousand, three hundred and twenty (1,320) feet.	Planning Department	Prior to the issuance of building permits	
PPP 4.1-3 As required by Jurupa Valley Municipal Code section 7.50.010, all utilities serving and within the Project site shall be placed underground unless exempted by this section.	Planning Department	Prior to the issuance of occupancy permits	
PPP 4.1-4 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Planning Department	Prior to the issuance of building permits	
AIR QUALITY			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, "*Sulphur Content and Liquid Fuels*." The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particles during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Building & Safety Department	During construction	
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113*, "Architectural Coatings*". Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
PPP 4.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department	During construction	
PPP 4.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Planning Department	On-going	
BIOLOGICAL RESOURCES			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Planning Department	Prior to the issuance of a grading permit	
MM- BIO-1: Burrowing Owl Pre-construction Survey Due to the presence of suitable foraging habitat for BUOW, a pre-construction clearance survey shall be conducted to ensure that project-related activities avoid direct take of BUOWs that may be located on or within 500 feet of the project impact area in accordance with Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan (RCA 2006). The pre-construction clearance survey should be conducted no more than thirty (30) days prior to any ground disturbance or vegetation removal	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
activities. If BUOWs or occupied burrows are found during the preconstruction clearance survey, a BUOW avoidance and minimization plan would need to be prepared and submitted to the RCA for approval prior to initiating project activities			
MM_BIO-2: Workers Environmental Awareness Program (WEAP): Prior to initiating project construction activities, a qualified biologist shall prepare and present a Workers Environmental Awareness Program (WEAP) training for all contractors, subcontractors, and workers expected to be on-site throughout the entire construction period. The WEAP shall include a brief review of any special-status species, including habitat requirements and where they might be found, and other sensitive biological resources that could occur in and adjacent to the project, including those not covered by the MSHCP. The WEAP shall address the biological mitigation measures listed in the project's approved Mitigation Monitoring and Reporting Program, as well as applicable conditions and provisions of any associated environmental permits, including but not limited to pre-construction biological surveys, pre-construction installation of perimeter sediment and erosion control best management practices, and any recurrent nesting bird surveys (as needed).	Planning Department	Prior to the issuance of a grading permit	
MM- BIO-3: Nesting Bird Protection. If project-related activities are to be initiated during the nesting season (January 1st to August 31st), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures would be required. If an active nest is found, the bird species shall be identified and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
species. It is further recommended that the qualified biologist periodically monitor any active nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new nests in the restricted area.			
CULTURAL RESOURCES			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
MM- CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant. A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.	Planning Department	Prior to the issuance of a grading permit, the complete text of MM CR-1 shall be placed on the grading plan.	
MM- CR-2: Archaeological Inadvertent Discovery. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified	Public Works and Engineering Department	Prior to the issuance of a grading permit, the	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code § 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA21214.	Planning Department	complete text of MM CR-2 shall be placed on the grading plan.	
MM- CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through 3 of the Initial Study/Mitigated Negative Declaration for MA21214.	Public Works and Engineering Department Planning Department	Prior to the issuance of a grading permit, the complete text of MM CR-3 shall be placed on the grading plan.	
GEOLOGY AND SOILS			
PPP 4.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
PPP's 4.10-1 through PPP 4.10-3 in Section 4.10, *Hydrology and Water Quality* shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
MM-GEO-1: Paleontological Monitoring. Prior to the issuance of grading permits, a qualified Paleontologist shall be retained to conduct monitoring as necessary during ground-disturbing activities such as vegetation removal, grading, and other excavations related to the project. The Paleontologist shall be present at the pre-grade conference and shall establish a schedule for paleontological resource surveillance based on the nature of planned activities. The Paleontologist shall establish, in	Planning Department	Prior to the issuance of a grading permit, the complete text of MM GEO-1 shall be placed on the grading plan.	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
cooperation with the lead agency, procedures for temporarily halting or redirecting work, if any is ongoing, to permit the sampling, identification, and evaluation of cultural resources as appropriate. If the paleontological resources are found to be significant, the Paleontologist/Monitor shall determine appropriate actions, in cooperation with the lead agency, for exploration and/or salvage. Significant sites that cannot be avoided will require data recovery measures and shall be completed upon approval of a Data Recovery Plan.			
MM-GEO-2: Paleontological Treatment Plan Prior to the issuance of grading permits, a qualified paleontologist shall be retained to observe ground-disturbing activities and recover fossil resources as necessary when construction activities will impact the older Quaternary Alluvium. The Paleontologist will attend the pre-grade conference and establish procedures and protocols for paleontological monitoring and to temporarily halt ground-disturbing activities to permit sampling, evaluation, and recovery of any discovery. Substantial excavations below the uppermost layers (more than 3 feet below surface) should be monitored. Sediment samples should be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.	Public Works and Engineering Department Planning Department	Prior to 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 Prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Energy Code, (Part 6 of Title 24 of the California Code of Regulations) and the California Green Building Standards Code, 2019 Edition (Part 11 of Title 24 of the California Code of Regulations).	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 4.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements,* prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Prior to the issuance of building permits	
HAZARDS AND HAZARDOUS MATERIALS			
PPP 4.9-1 As required by Health and Safety Code Section 25507, a business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).	Riverside County Department of Environmental Health (RCDEH)	Ongoing	
MM-HAZ-1: Airport Compatibility a) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. b) The following uses shall be prohibited: i. 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. ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in a straight final approach towards a landing at an airport. iii. 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, artificial marshes, trash	Building & Safety Department Engineering Department Planning Department	During construction and on-going	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
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.) iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. c) The ALUC disclosure notice shall be provided to all potential purchasers of the property and to permanent tenants of any building thereon. d) Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping. e) The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2022-AWP-22248-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project. f) The proposed buildings shall not exceed a height of 39 feet above ground level and a maximum elevation at top point of 886 feet above mean sea level. g) The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
h) Temporary construction equipment used during actual construction of the structure(s) shall not exceed 39 feet in height and a maximum elevation of 886 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. i) Within five (5) days after construction of the permanent structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure(s).			
HYDROLOGY AND WATER QUALITY			
PPP 4.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (1),* any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PPP 4.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section B (2),* any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	

PPP 4.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls*, *Section C*, new development, or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following: (1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by: (a) Incorporating landscaping, green roofs and open space into the project design; (b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and (c) Incorporating detention ponds and infiltration pits into the project design. (2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by: (a) Installing rain-gutters oriented towards permeable areas; (b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and (c) Designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas. (3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release. (4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.	Public Works and Engineering Department	Prior to the issuance of grading permits and during operation	

NOISE			
MM-NOI-1: Construction Noise Mitigation Plan Prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that 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 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May. b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site. d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."	Public Works and Engineering Department Planning Department	Prior to the issuance of a grading permit, the complete text of MM-NOI-1 shall be placed on the grading plan.	
PUBLIC SERVICES			
PPP 4.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	

PPP4.15-3 Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	
UTILITIES AND SERVICE SYSTEMS			
PPP 4.19-1 Prior to the issuance of building permits, the Project applicant shall submit a construction waste management plan in compliance with Section 4.408 of the 2013 California Green Building Code Standards.	Building & Safety Department	Prior to the issuance of building permits	
TRIBAL CULTURAL RESOURCES			
MM- TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code §21080.3.1(b). Ground disturbing activities and include excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Monitoring Agreement shall include, but is not limited to, the following provisions: a) Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. b) In conjunction with the Archaeological Monitor(s) required by Mitigation Measure CR-1 under Section 4.5, Cultural Resources, of the Initial Study/Mitigated Negative Declaration for MA21214, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. c) The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have	Planning Department	Prior to the issuance of a grading permit	

indicated that all upcoming ground disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. The Project Proponent shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Planning Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.			
MM-TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: a) Ground disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground disturbing activities are allowed on the remainder of the Project Site. b) The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure CR-1, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA21214), and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following: 1. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so: 2. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1 (k); or 3. Pursuant to Public Resources Code § 5024.1 (c) as it pertains to the Consulting Tribe(s): (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, (2) Is associated with the lives of persons important in our past, (3) Embodies the	Planning Department Engineering Department	Prior to the issuance of a grading permit	

distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or (4) Has yielded, or may be likely to yield, information important in prehistory or history. c) If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision. d) If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code § 21084.3 (b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21214. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.			
MM - TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21214.	Planning Department	Prior to the issuance of a grading permit	
UTILITY AND SERVICE SYSTEMS			
PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to	Building & Safety Department	Prior to the issuance of building permits	

submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.			