Riverside County Parks
Santa Ana River Bottom Maintenance Facility

Initial Study and Mitigated Negative Declaration (IS/MND)

CEQA Analysis Prepared for:

Riverside County Regional Park and Open-Space District
4600 Crestmore Road
Jurupa Valley, CA 92509
Attn: Anthony Miller, Facilities Project Manager

Prepared by:

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March 2024

Project No. 7237

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PROJECT INFORMATION SHEET

1. Project Title	Riverside County Parks - Santa Ana River Bottom Maintenance Facility
2. CEQA Lead Agency	**Riverside County Regional Park and Open-Space District** 4600 Crestmore Road Jurupa Valley, CA 92509 **Anthony Miller, Facilities Project Manager** **E:** anmiller@rivco.org
3. Project Applicant	**Riverside County Regional Park and Open-Space District** 4600 Crestmore Road Jurupa Valley, CA 92509
4. Project Location	4600 Crestmore Road Jurupa Valley, CA 92509
5. Assessor's Parcel Numbers	APNs 181220006 and 181220005
6. Project Site General Plan Designation(s)	Open Space Recreation (OS-R)
7. Project Site Zoning Designation(s)	Watercourse, Watershed, and Conservation Area (W-1)
8. Surrounding Land Uses and Setting	The project is located within Rancho Jurupa Regional Park (RJRP). The park surrounds the site on the north and west, with vacant land to the east and south. More specifically, the project site lies between RJRP's Crestmore Manor and trailer park to the north, and the Santa Ana River to the south
9. Description of Project	The project includes development of a single-story concrete masonry unit maintenance building with about 2,611 square feet in floor area, consisting of a garage of approximately 1,354 square feet; an office of about 1,196 square feet; and a mechanical room about 61 square feet in area. Building D, an existing building of about 610 square feet just opposite an existing driveway south of Crestmore Manor, would be retrofitted to add a shower and bathroom. A new roadway would be built from the existing access road to Crestmore Manor. A 120 square foot concrete hazmat pad – consisting of five inches of reinforced concrete– would be built abutting the south side of the

	proposed maintenance building. A graded maintenance yard constructed of Class II aggregate base about 0.92-acres in net area (omitting the hazmat pad and existing and proposed buildings) would be built. Refer to **Section 3.0** of this document for additional information.
11. Selected Agencies whose Approval is Required	Riverside County Building & Safety Division
12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?	Letters were sent by the County of Riverside (the Lead Agency), to local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed project in the City of Jurupa Valley. Tribes had up to 30 days in which to respond to notification of the project. For the proposed project, those tribe(s) that requested consultation were contacted by the City per Public Resources Code § 21074.
13. Other Public Agencies	Agencies that will review the proposed project include the following: • Santa Ana Regional Water Quality Control Board • Riverside County Fire Department

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
AAQS	ambient air quality standards
AB 32	California Global Warming Solutions Act of 2006 (Assembly Bill 32)
AB 52	Assembly Bill 52
ACM(s)	Asbestos-Containing Material(s)
ADA	Americans with Disabilities Act
AFY	Acre-feet per year
AIA	Airport Influence Area
AMI	Area Median Income
amsl	above mean sea level
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQA	Air Quality Analysis
AQMP	Air Quality Management Plan
AR4	Fourth Assessment Report
ARB	California Air Resources Board
BAU	business as usual
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CAL Green	California Green Building Standards
Caltrans	California Department of Transportation
CAO(s)	Cleanup and Abatement Order(s)
CAPCOA	California Air Pollution Control Officers Association
CASGEM	California Statewide Groundwater Elevation Monitoring
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDO(s)	Cease and Desist Order(s)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
cfs	cubic feet per second
CGS	California Geological Survey
CH_4	methane
CHRIS	California Historic Resources Inventory System
CMP	Congestion Management Program
CMPHS	CMP Highway System
CNEL	Community Noise Equivalent Level

Acronym/Abbreviation	Term
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CRC	California Residential Code
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dB	decibel
dBA	A-weighted decibel scale
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMS	Emergency Medical Services
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESA	Environmental Site Assessment
ESRL	Earth System Research Laboratory
EV	electric vehicle
EVCS	electric vehicle charging station
°F	degrees Fahrenheit
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gases
GIS	Geographic Information System
GPCD	gallons per capita per day
gpd	gallons per day
GWP	global warming potential
HABS	Historic American Building Survey
HCP	Habitat Conservation Plan
HFCs	hydroflourocarbons
HU	Hydrologic Unit
HVAC	heating, ventiliation and air conditioning
IPCC	Intergovernmental Panel on Climate Change
ISA	International Society of Arboriculture
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
L_{90}	noise level that is exceeded 90% of the time
L_{eq}	equivalent noise level
LBP	Lead-Based Paint
LID	Low Impact Development

Acronym/Abbreviation	Term
L_{max}	root mean square maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day
MLD	Most Likely Descendant
MM(s)	mitigation measure(s)
MMRP	Mitigation Monitoring and Reporting Program
$MMTCO_2e$	million metric tons of CO2e
MND	Mitigated Negative Declaration
MPAH	Master Plan of Arterial Highways
MRZ	Mineral Resource Zone
MS4	Municiple Separate Storm Sewer permit
MT	Metric tons
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
National Core	National Community Renaissance
NASA	National Aeronautics and Space Administration
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO	nitric oxide
NO_x	nitrogen oxides
NO_2	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCB	Polychlorinated Biphenyl
PFCs	Perfluorocarbons
PM	Particulate Matter
PM_{10}	Respirable Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
ppm	Parts per Million
PPV	Peak Particle Velocity
RCRA	Resource Conservation and Recovery Act
RECs	Recognized Environmental Condition(s)
RHNA	Regional Housing Needs Allocation
RivCoParks	Riverside County Regional Parks and Open Space District
RMS	Root Mean Square
ROG	Reactive organic gases
ROW	Right-of-way
RPS	Renewables Portfolio Standard

Acronym/Abbreviation	Term
RWQCB	Regional Water Quality Control Board
§	section
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison Company
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SO_2	sulfur dioxide
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
SRAs	source receptor areas
SRRE	Source Reduction and Recycling Element
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAPs	Transportation Assembly Points
TCRs	Tribal Cultural Resources
TMP	Traffic Management Plan
UFPO	Urban Forest Protection Ordinance
UEI	Ultrasystems Environmental, Inc.
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
VdB	vibration decibels
VCP	vitrified clay pipe
VHFHSZ(s)	very high fire hazard severity zone(s)
VMT	vehicle miles traveled
VOC	volatile organic compound
WEG	wind erodibility group
WQMP	Water Quality Management Plan
WRI	World Resources Institute
ybp	years before present

1.0 INTRODUCTION

1.1 Proposed Project

The Riverside County Regional Parks and Open Space District (RivCoParks) is seeking approval from the Riverside County Board of Supervisors to proceed with the development of various improvements adjacent to its headquarters. The proposed improvements will be located near Crestmore Manor, a 10,830 square foot mansion/event venue located within Rancho Jurupa Regional Park in the City of Jurupa Valley, located in western Riverside County.

The proposed project site is located in the southeast section of the Rancho Jurupa Regional Park, which covers an area of 200 acres. This park includes Crestmore Manor, two campgrounds, and various recreational amenities. The development of the proposed improvements will contribute to the overall enhancement and accessibility of the park.

1.1.1 Project Components

The proposed project would consist of the following:

Proposed Buildings

- A 2,611 square foot pre-engineered single-story concrete masonry unit (CMU) maintenance building, consisting a storage area, office spaces, restroom, and a mechanical room.

- The retrofit of Building D, an existing 610 square foot building to add a shower and bathroom.

Additional Development

- A Class II aggregate base constructed roadway starting from the existing access road to Crestmore Manor; the roadway would extend south, then west, around the south side of the existing parking lot, then west, ending near the site of the proposed maintenance building.

- A 3,099-square-foot concrete hazmat pad abutting the east side of the proposed maintenance building.

- A 0.06-acre graded maintenance yard constructed of Class II aggregate base. The maintenance building would be located in the northwest part of the proposed maintenance yard. The project includes 6,320 square feet of impervious area consisting of the 2,611-square-foot maintenance building, the 610-square-foot building D, and the 3,099-square-foot maintenance pad.

- Approximately 2,600 feet of CMU block wall with anti-scaling/theft top. The wall would encompass the proposed maintenance yard with a vehicle access gate in the southeast corner of the maintenance yard and an opening next to the north side of Building D. The wall would extend southwest along the southern perimeters of the regional park's two campgrounds.

- Underground utilities, including water, sewer, electric and broadband internet, would be installed from a point next to Building D to the maintenance building, a distance of about 100 feet.

1.1.2 Estimated Construction Schedule

Project construction could start as early as the second quarter (Q2) of 2024 and project completion is anticipated for the fourth quarter (Q4) of 2025. Refer to **Section 3.0** for further details.

1.2 Lead Agencies – Environmental Review Implementation

The Riverside County Regional Parks and Open Space District (RivCoParks) is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects within California are required to undergo an environmental review under CEQA. A project is defined in CEQA Guidelines § 15378 as the whole of the action that has the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including, but not limited to, public works, construction and related activities, clearing or grading of land improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.

- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform government decision makers and the public about the potential significant environmental effects of the proposed activities.

- Identify the ways in which environmental damage can be prevented or significantly reduced.

- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MM) when the governmental agency finds that the changes are feasible.

- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines, § 15041, a Lead Agency for a project has the authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project will cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify the expected benefits and other overriding considerations of the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 Purpose of the Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any further. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with the information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze the adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue an ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.
3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare a MND for the proposed project. If the Lead Agency determines that the individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.5 Review and Comment from Other Agencies

Other public agencies are provided with the opportunity to review and comment on the IS/MND. Each of these agencies is briefly described below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, which has discretionary approval power over the Project, such as permit issuance or plan approval authority.

- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.

- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.6 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts.

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.

- An impact is considered ***less than significant*** if the analysis concludes that the project would not cause a substantial adverse change to the environment and requires no mitigation.

- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments or other enforceable measures that would be adopted by the lead agency.

- An impact is considered potentially significant if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

1.7 Organization of the Initial Study

This document is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the IS/MND.
- **Section 2.0 - Environmental Setting**, which describes the location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surrounding areas.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.
- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess the impacts associated with the proposed project, and proposes MMs as needed to reduce potential environmental impacts to less than significant.
- **Section 5.0 - References**, which includes a list of documents cited in the IS/MND.
- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the IS/MND.

Technical studies and other documents, which include supporting information or analyzes used to prepare the IS/MND, are included in the following Appendices.

- Appendix A Project Plans and Drawings
- Appendix B Air Quality and Greenhouse Gas Emissions Assessment
- Appendix C Biological Resources Assessment
- Appendix D Cultural Resources Report
- Appendix E Paleontological Resources Records Search
- Appendix F Preliminary Geotechnical Investigation
- Appendix G Environmental Database Report (EDR)
- Appendix H Noise Assessment
- Appendix I VMT Analysis

1.8 Findings of the Initial Study

1.8.1 No Impact or Impacts Considered Less than Significant

Based on the IS findings, the project would have no impact or less than a significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions

- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

1.8.2 Impacts Considered Less than Significant with Mitigation Measures

Based on the IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when the proposed MMs are implemented.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The project site is located in the southeast portion of the Rancho Jurupa Regional Park (RJRP) in the city of Jurupa Valley in western Riverside County. More specifically, the project site lies between RJRP's Crestmore Manor and trailer park to the north, and the Santa Ana River to the south (Google Earth Pro, 2023). **Figure 2.1-1** shows the regional location of the project site, while **Figure 2.1-2** shows the project site location. Rancho Jurupa Regional Park spans 200 acres and includes two campgrounds.

2.2 Project Setting

The project site is vacant except for Building D – a 600-square-foot, one-story building – in the north end of the site. The site is vegetated; vegetation includes trees and grasses. The site is surrounded by RJRP to the north and west; and by vacant land to the east and south (Google Earth Pro, 2023). The part of RJRP north of the site is Crestmore Manor and the trailer park; the part of RJRP west of the site is Cottonwood Campground. The site is flat and is about 747 feet above mean sea level. **Figure 2.2-1** shows a topographic map of the project site. Site photographs are provided in **Figure 2.2-2**.

2.2.1 Land Use and Zoning

The project site and surrounding land have a General Plan land use designation of Open Space Recreation (OS-R) and a zoning designation of Watercourse, Watershed, and Conservation Area (W-1) (City of Jurupa Valley, 2023).

2.3 Existing Characteristics of the Site

2.3.1 Climate and Air Quality

The project site is located within the South Coast Air Basin (SCAB), which includes all of Orange County and the non-desert portions of Los Angeles County, most of Riverside County, and the western portion of San Bernardino County. The distinctive climate of the Basin is determined by its terrain and geographic location. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the southwest and high mountains around its remaining perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds. The usually mild climatological pattern is interrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds. Ozone (O_3) and pollutant concentrations tend to be lower along the coast, where the onshore breeze disperses pollutants toward the inland valley of the SCAB and adjacent deserts. However, as a whole, the SCAB fails to meet National Ambient Air Quality Standards (NAAQS) for O_3 and fine particulate matter ($PM_{2.5}$), and is classified as a "nonattainment area" for those pollutants (ARB, 2023).

2.3.2 Geology and Soils

The project site is in the Upper Santa Ana River Valley. The site is underlain by alluvium consisting of sand, gravel, and silt of Holocene and late Pleistocene age (Morton and Cox, 2002). The Holocene Epoch extends from 12,000 years before present (ybp) to the present, while the Pleistocene Epoch extends from about 2.58 million to 12,000 ybp (GSA, 2022).

Figure 2.1-1
REGIONAL LOCATION

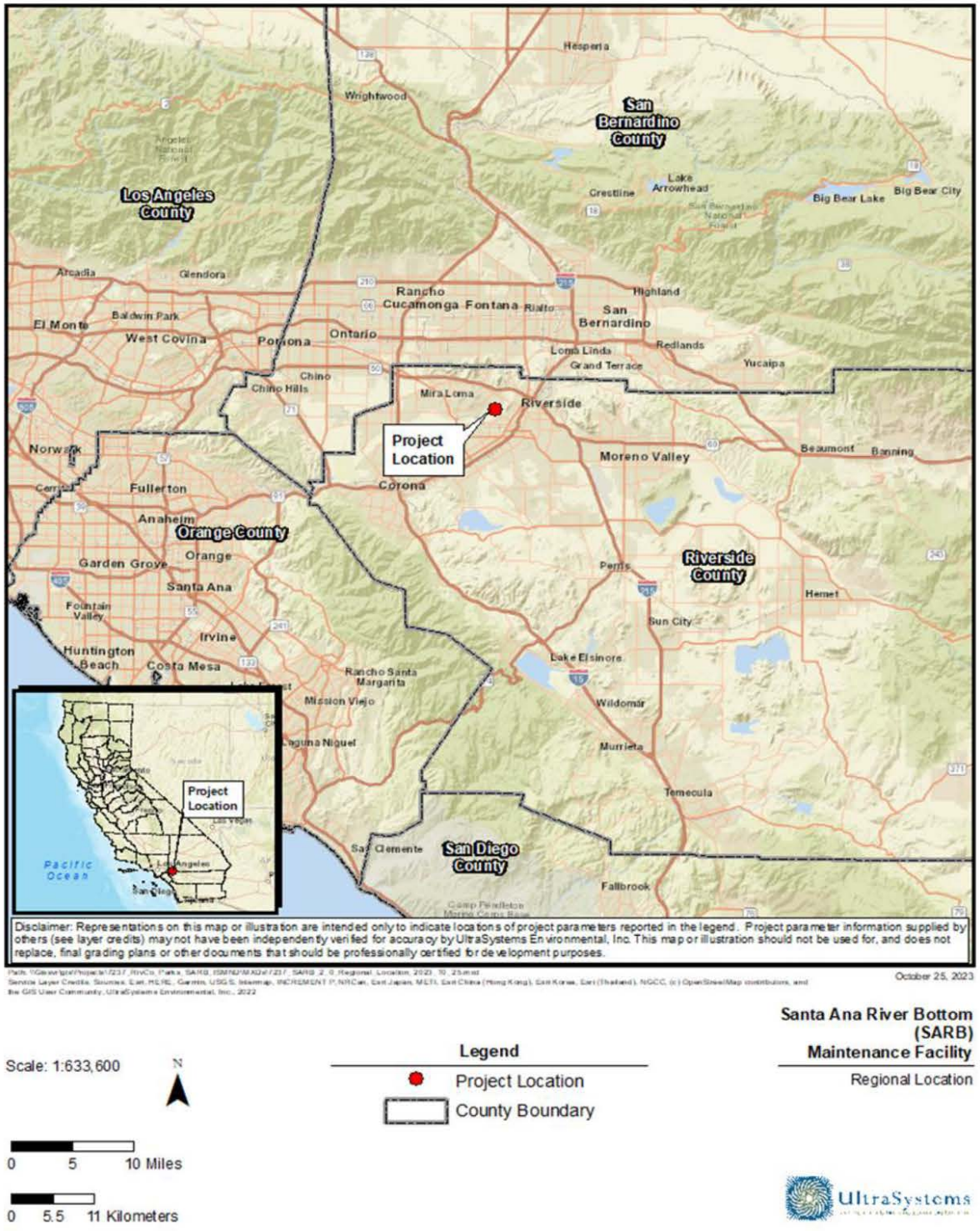


Figure 2.1-2
PROJECT LOCATION

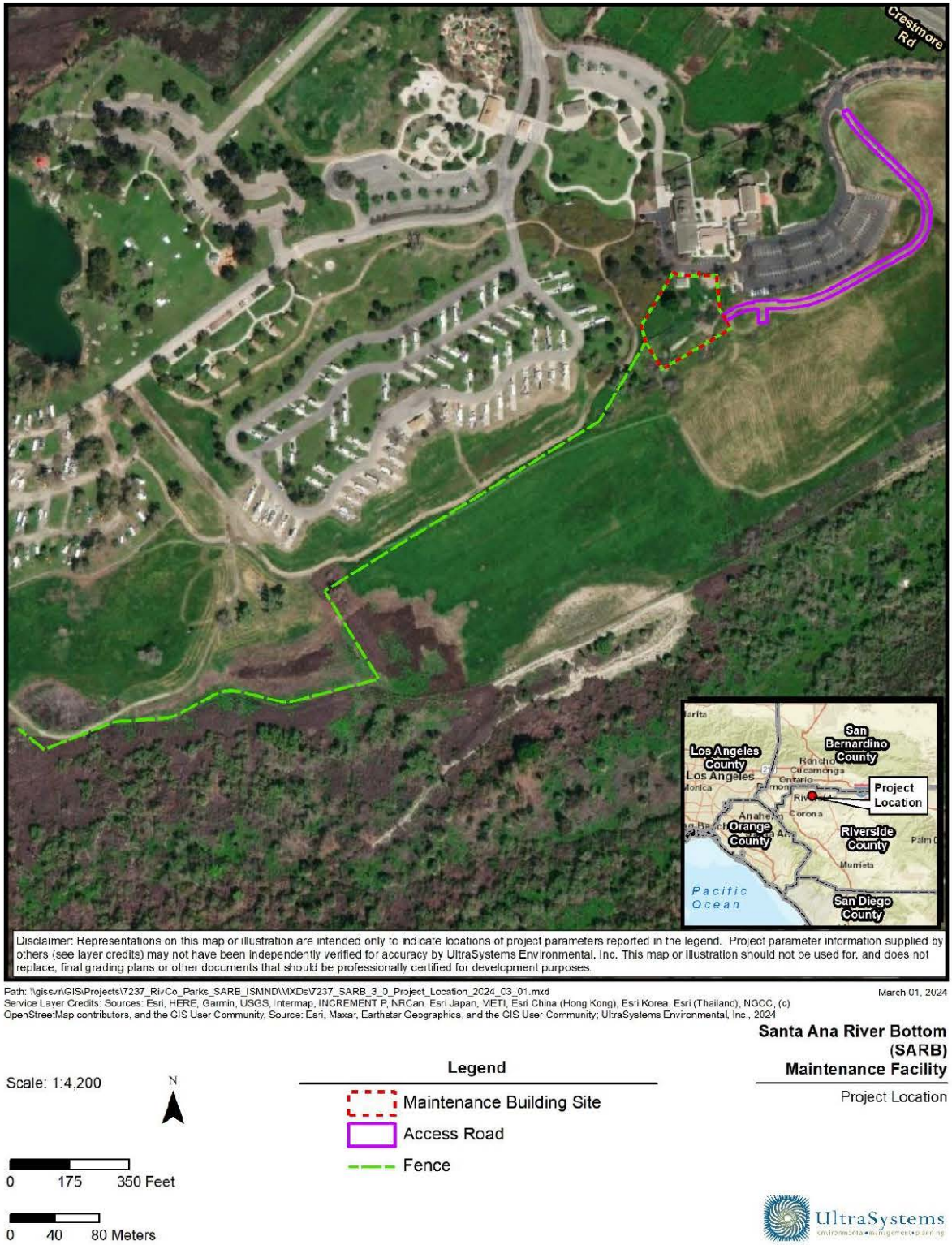


Figure 2.2-1
TOPOGRAPHIC MAP

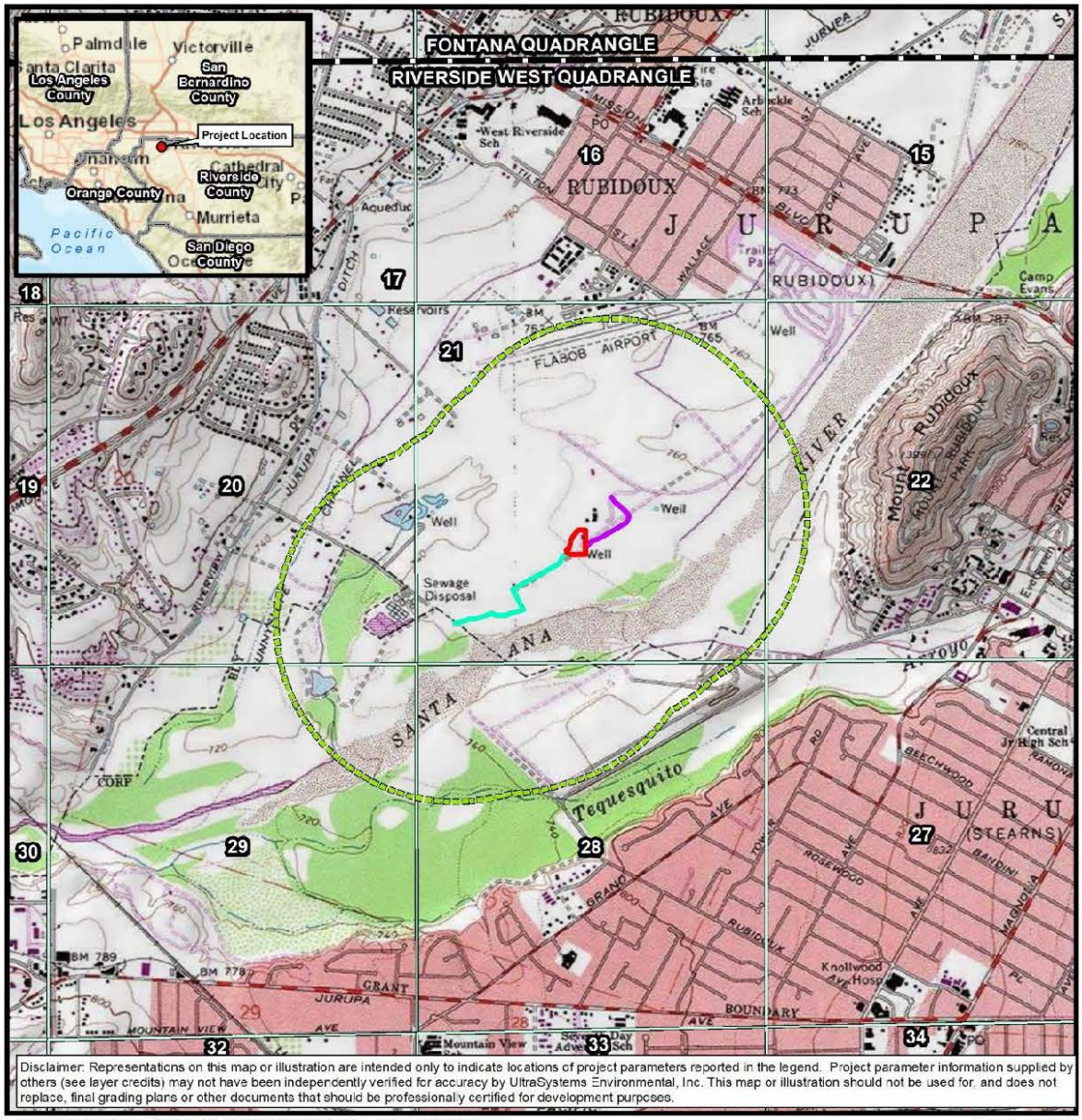


Figure 2.2-2
PROJECT SITE PHOTOGRAPHS

PHOTO 1: View looking at the northern portion of the project site.

PHOTO 2: View looking at the eastern portion of the project site.

PHOTO 3: View looking at the southern portion of the project site.

PHOTO 4: View looking at the western portion of the project site.

2.3.3 Hydrology

The project site is over the Riverside-Arlington Subbasin of the Upper Santa Ana River groundwater basin. The Riverside-Arlington Subbasin spans 92 square miles, encompassing much of the southern and southeastern parts of the Upper Santa Ana River Valley (DWR, 2023). The project site is in the Middle Santa Ana Watershed that spans about 292 square miles, comprising much of the central part of the Upper Santa Ana River Valley (CDFW, 2023). The site is in flood hazard zone AE, within a 100-year flood zone (FEMA, 2023).

2.3.4 Biology

The project site is located in a semi-urbanized area. A biological survey was conducted for the project site and found that the project site has habitat suitable for burrowing owls, sensitive biological resources, and the project could potentially impact nesting habitats. Further information can be found in **Section 4.4**, Biological Resources.

2.3.5 Public Services

The following public services serve the project site (City of Jurupa, 2017):

- Fire protection and emergency medical services: Riverside County Fire Department (California Department of Forestry and Fire Protection under contract with Riverside County). The nearest fire station to the project site is Station 38 at 5721 Mission Boulevard in the city of Jurupa Valley.
- Police Protection: Riverside County Sheriff's Department (RCSD) based at RCDS's Jurupa Valley Station at 7477 Mission Boulevard in the city of Jurupa Valley.
- Schools: Jurupa Unified School District
- Libraries: Louis Rubidoux Library, part of the Riverside County Library System, at 5480 Mission Boulevard in the city of Jurupa Valley.

2.3.6 Utilities

The following public utilities serve the project site (City of Jurupa, 2017):

- Water: Rubidoux Community Services District (RCSD)
- Wastewater Collection and Treatment: The Rubidoux Community Services District (RCSD)
- Solid Waste Collection: WM (Waste Management)
- Electricity: Southern California Edison
- Natural Gas: Southern California Gas Company
- Telecommunications: Charter and others

3.0 PROJECT DESCRIPTION

3.1 Project Background

Riverside County Regional Parks and Open Space District (RivCoParks) is seeking approval from the Riverside County Board of Supervisors for development of several improvements next to its headquarters office, which is at Crestmore Manor in Rancho Jurupa Regional Park, in the City of Jurupa Valley in western Riverside County. Crestmore Manor, a 10,830 square foot mansion built in the 1950s, also serves as an event venue.

The Santa Ana River Bottom (SARB) Collaborative is a joint effort by several Riverside County agencies to protect, preserve, and enhance the SARB's habitat and wildlife, and to provide multi-disciplinary services to locate stable housing and resources for individuals and families struggling with homelessness.

The project site is in the southeast part of Rancho Jurupa Regional Park, which spans 200 acres and also includes two campgrounds, in addition to Crestmore Manor. Project site APNs are 181220006 (where the proposed building and yard are planned) and 181220005 (where fencing will be installed).

3.2 Project Overview

3.2.1 Maintenance Building

The project includes development of a single-story concrete masonry unit (CMU) maintenance building with about 2,611 square feet in floor area, consisting of a garage of approximately 1,354 square feet; an office of about 1,196 square feet; and a mechanical room about 61 square feet in area (Romtec, 2023, sheet 2). The building will utilize a monolithic reinforced concrete floor slab for the building's foundation (Romtec, 2023, sheet 4). The site of the proposed maintenance building is about 150 feet southwest of the southwest corner of the existing parking lot for Crestmore Manor. **Figure 3.2-1** shows the project site plan. **Figure 3.2-2** shows the floor plan for the maintenance building, and **Figure 3.2-3** shows an elevation of the building.

3.2.2 Retrofit to Existing Building D

Building D, an existing building of about 610 square feet just opposite an existing driveway south of Crestmore Manor, would be retrofitted to add a shower and bathroom. **Figure 3.2-4** shows the floor plan for Building D, and Figure **3.2-5** shows and elevation of the building.

3.2.3 Roadway, Maintenance Yard, and Hazmat Pad

A new roadway would be built from the existing access road to Crestmore Manor; the roadway would extend south and then west, around the south side of the existing parking lot for Crestmore Manor, and west to near the site of the proposed maintenance building.
A 120 square foot concrete hazmat pad – consisting of five inches of reinforced concrete– would be built abutting the south side of the proposed maintenance building.
A graded maintenance yard constructed of Class II aggregate base (i.e., 0.75 inches and smaller aggregate pieces) about 0.92-acres (approx. 39,880-square-foot) in net area (omitting the hazmat pad and existing and proposed buildings) would be built. The proposed maintenance building would be in the northwest part of the proposed maintenance yard. The project includes 5,932 square feet

of impervious area, consisting of the 2,611-square-foot maintenance building, 610-square-foot building D, 120-square-foot hazmat pad, and 2,591 square feet of concrete.

3.2.4 Landscaping

The project proposes about 5,340 square feet of landscaping.

3.2.5 Fencing

The project includes construction of an approximately 620 linear foot concrete masonry block wall and approximately 190 linear feet of tube steel fencing between the project site and the existing manor grounds. The wall/fence would surround the proposed maintenance yard with one vehicle gate at the southeast corner of the maintenance yard and two openings next to the north side of Building D (one for pedestrian access and one for vehicular access) to the existing driveway/parking lot for Crestmore Manor. Additionally, approximately 2,650 linear feet of Omega II fence paneling would be installed extending southwest along the southern perimeters of the two campgrounds in Rancho Jurupa Regional Park (Cottonwood and Lakeview campgrounds, from northeast to southwest).

3.2.6 Utilities

Underground utilities including water, sewer, electric, and broadband internet would be installed from next to the existing Building D and the manor to the proposed maintenance building, a distance of about 150 feet.

3.3 Construction Activities

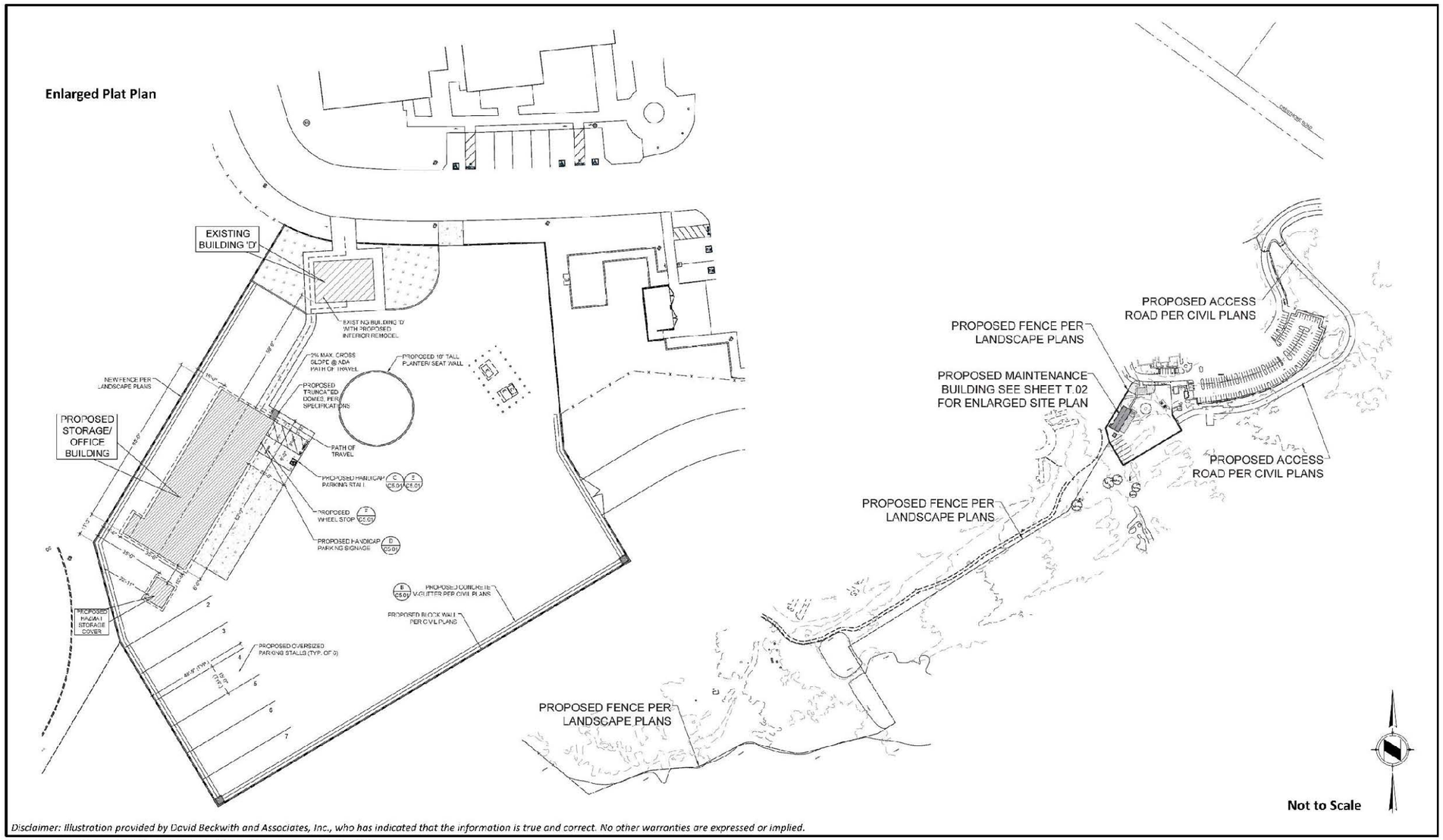
For safety reasons, temporary barricades would be used to limit access to the site during project construction and maintain safe access for construction workers. Construction would occur during daylight and during regular business hours. Lighting for the construction site would be limited to the minimum amount of light needed for safety and security.

Construction Schedule

Project construction is expected to take about 13 months, from July 2024 to July 2025. Construction work would be done in three general phases, which could overlap:

- Site Preparation, Grading, and Utilities Installation
- Building Construction
- Paving and Landscaping

Figure 3.2-1
SITE PLAN



Disclaimer: Illustration provided by David Beckwith and Associates, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: David Beckwith and Associates, Inc., January 29, 2024.

Santa Ana River Bottom (SARB) Maintenance Facility

Site Plan

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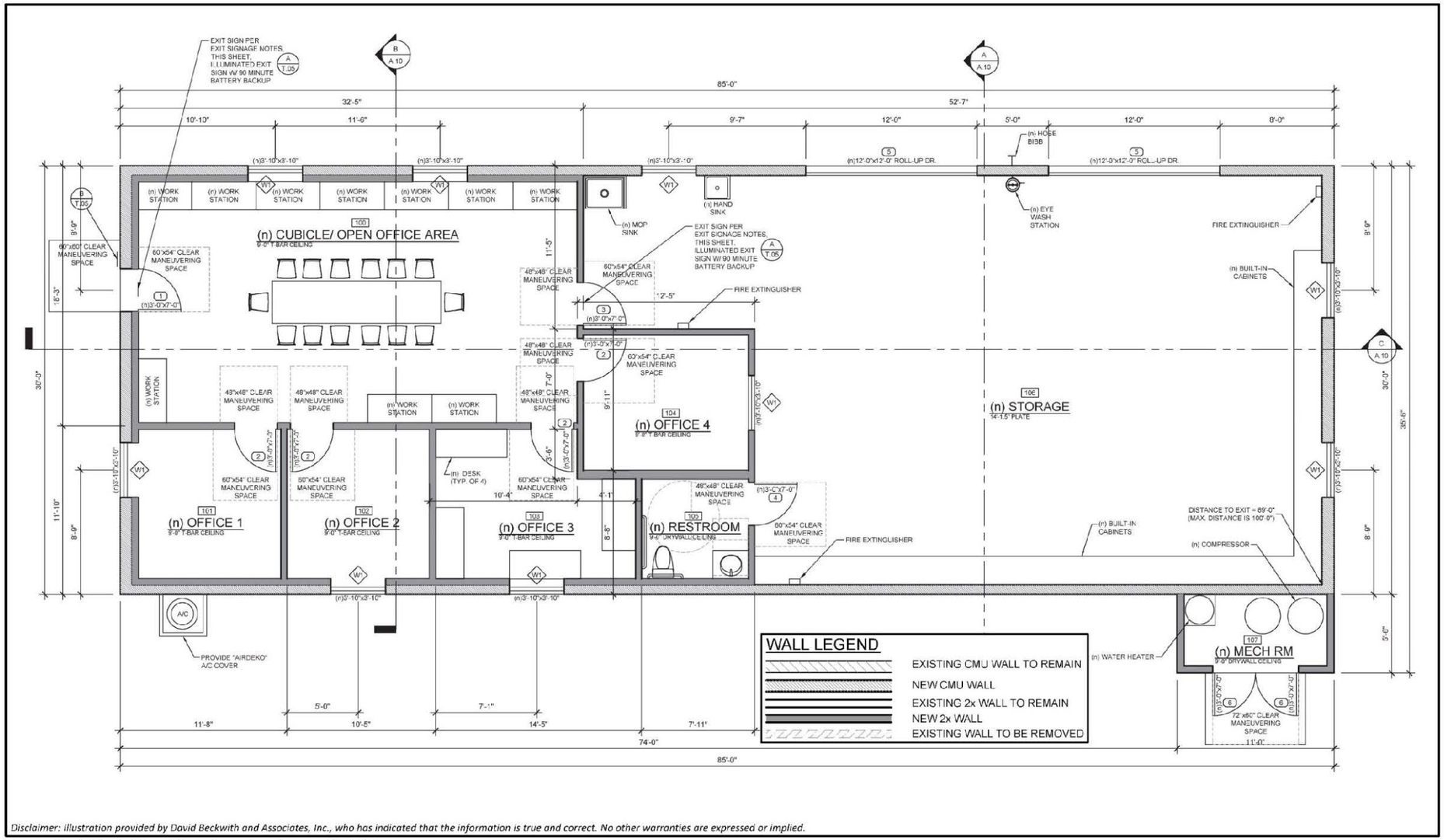
Figure 3.2-2
MAINTENANCE BUILDING FLOOR PLAN



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Source: David Beckwith and Associates, Inc., January 29, 2024.

Santa Ana River Bottom (SARB)
Maintenance Facility

Maintenance Building Floor Plan

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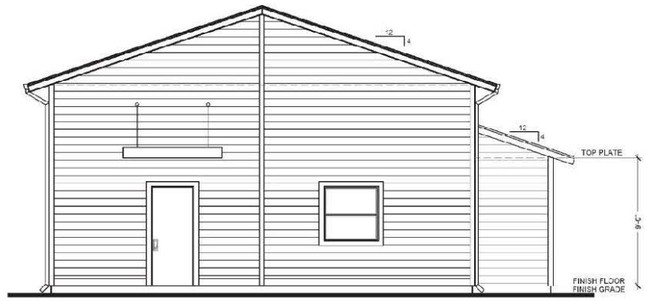
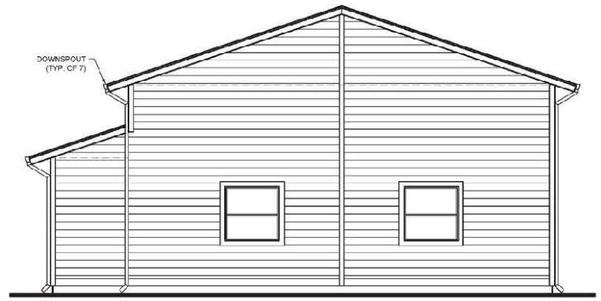
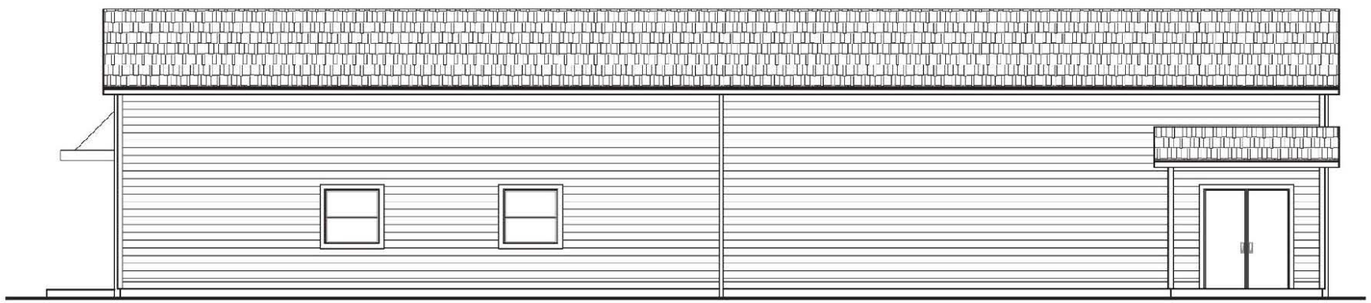
Figure 3.2-3
MAINTENANCE BUILDING ELEVATIONS



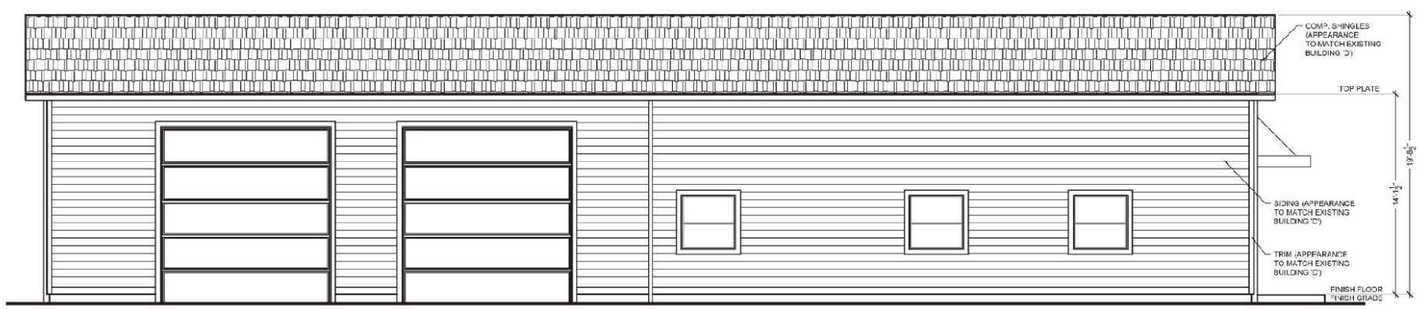
NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"

Not to Scale

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Source: David Beckwith and Associates, Inc., January 29, 2024.

Santa Ana River Bottom (SARB)
Maintenance Facility

Maintenance Building Elevations

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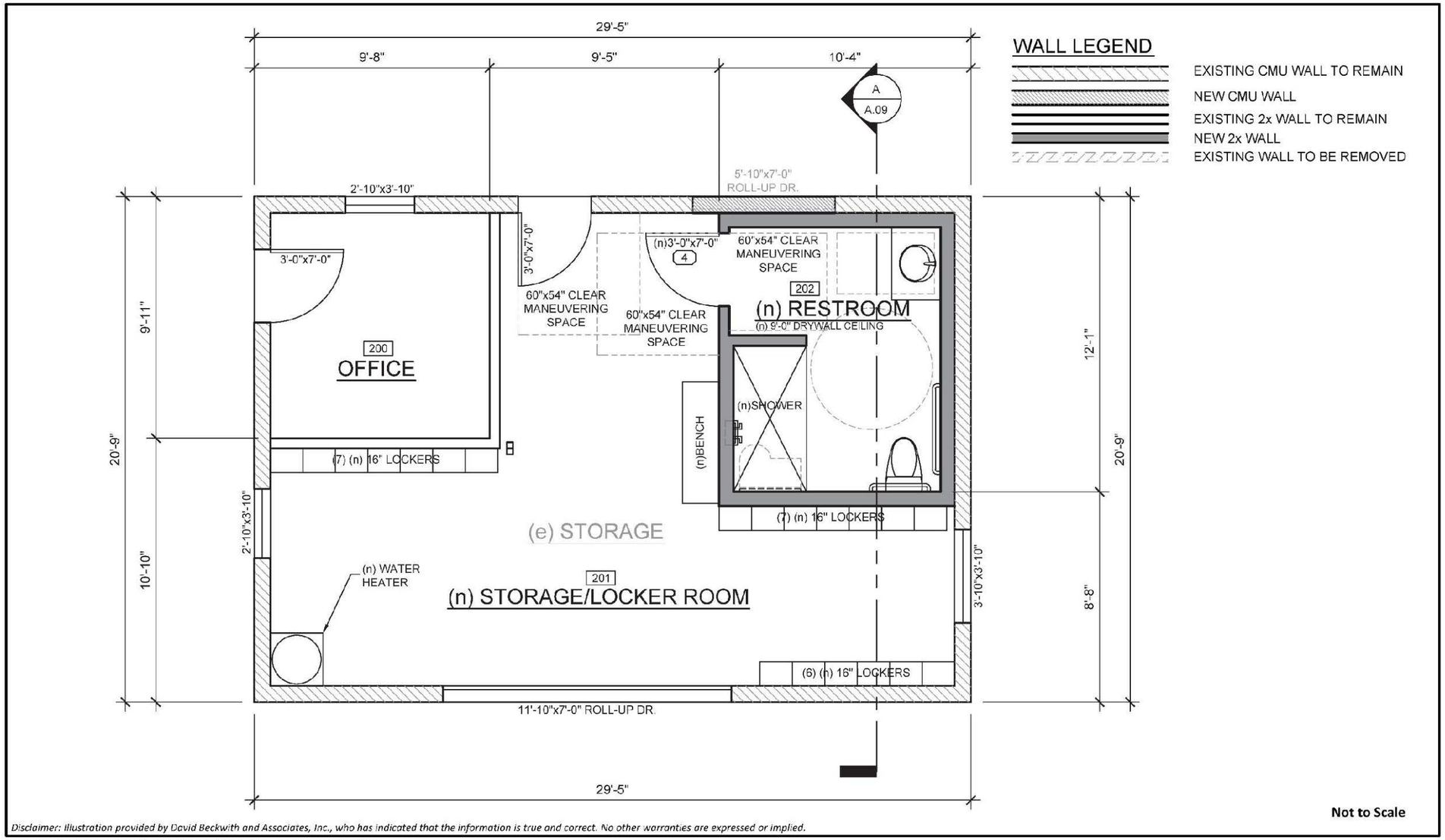
Figure 3.2-4
BUILDING D FLOOR PLAN



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Source: David Beckwith and Associates, Inc., January 29, 2024.

Santa Ana River Bottom (SARB)
Maintenance Facility

Building D Proposed Floor Plan

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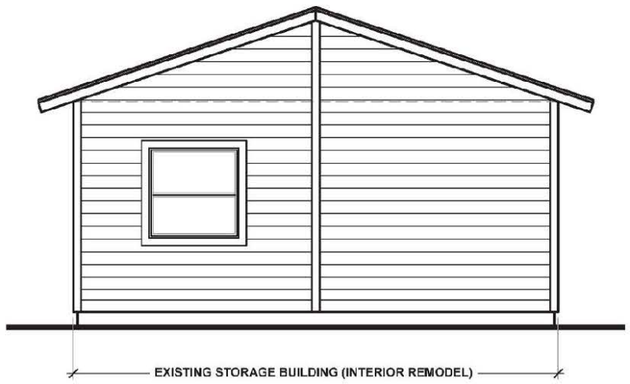
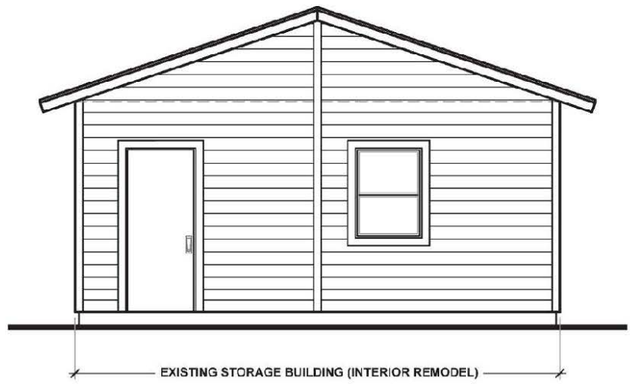
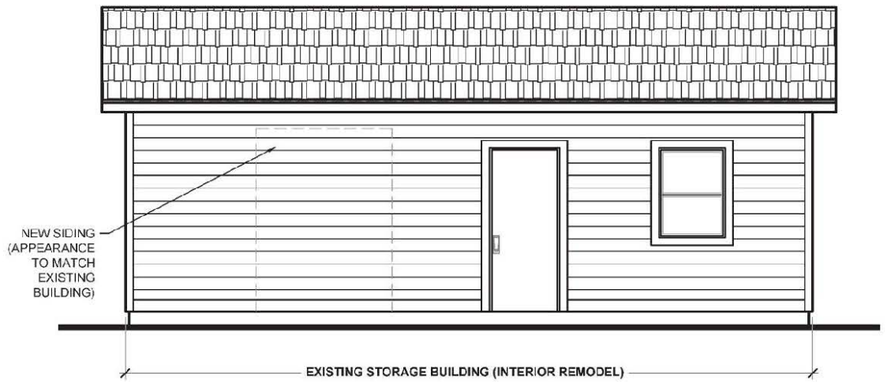
Figure 3-2-5
BUILDING D ELEVATIONS



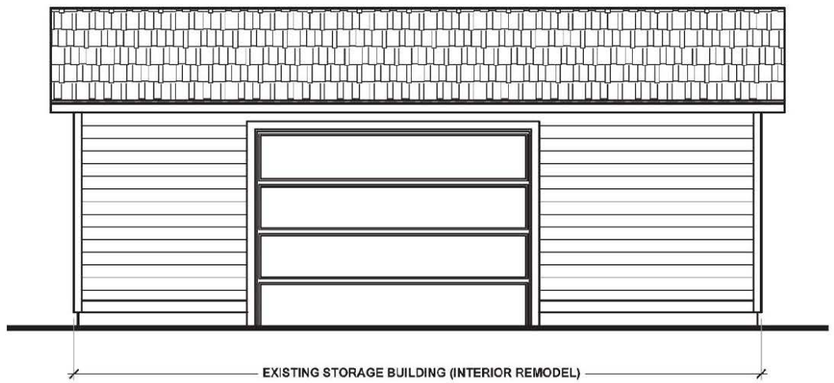
WEST ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

Not to Scale

Disclaimer: Illustration provided by David Beckwith and Associates, Inc., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: David Beckwith and Associates, Inc., January 29, 2024.

Santa Ana River Bottom (SARB) Maintenance Facility
Building D Elevations

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3.4 Discretionary Actions

The proposed project includes project plan approval and adoption of this Initial Study/Mitigated Negative Declaration (IS/MND) by Riverside County Board of Supervisors.

3.4.1 Other Permits and Approvals

Following the Board's approval of the IS/MND, the following permits/approvals, as shown in **Table 3.4-1,** would be required prior to construction.

Table 3.4-1
PERMITS AND APPROVALS

Agency	Permit or Approval
Riverside County Building & Safety Division	Site Plan review and approval and Grading and Building Permits
Riverside County Fire Department	Building plan check and approval. Review for compliance with the current California Fire Code, current California Building Code, and California Health & Safety Code. Plans for fire detection and alarm systems, and automatic sprinklers.
Santa Ana Regional Water Quality Control Board (Region 8)	Construction General Permit (Order No. 2022-0057-DWQ)

4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project 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 proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to 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.

Signature	3/8/2024 Date
Gaby Adame Printed Name	Riverside County Regional Parks and Open Space District

Evaluation of Environmental Impacts

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

(a) Earlier Analyses Used. Identify and state where the earlier analysis available for review.

(b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

(c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference

to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

(7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

(a) The significance criteria or threshold, if any, used to evaluate each question; and

(b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, outcroppings, and historic buildings within a state scenic highway?			**X**	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

A "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features.

- Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views.
- Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- Viewer groups identify who is most likely to experience the view. High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- The duration of a view is the amount of time that a particular view can be seen by a specific viewer group.
- Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

a) Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance,

and focal views that focus on a particular object, scene, or feature of interest. As detailed in the City's General Plan, Pedley Hills, approximately 1.65 miles north of the project site, and distant views of the Jurupa and San Bernardino Mountains serve as scenic vistas within the City (City of Jurupa Valley, 2017, p. 1-18). Large areas of open space line the Santa Ana River, providing an expansive natural scenic corridor between Jurupa Valley and the cities of Riverside and Norco (City of Jurupa Valley, 2017, p. 2-12).

The project site is located within the southern portion of the Rancho Jurupa Regional Park. Views surrounding the project site include buildings, trailers, parking lots, access roads, and undeveloped portions of the park, and distant views of mountains that are partially blocked by structures and vegetation. The proposed project would develop a new single-story maintenance building, retrofit the existing Building D with a shower and bathroom, and develop a maintenance yard, a hazmat pad, a new roadway on the existing access road, and fencing and cinder block wall that would improve the maintenance and operation of the park. The proposed project would develop structures that are of similar height to nearby structures such as the Crestmore Manor and Riverside County Parks Foundation that would not significantly impact views of Pedley Hills and Jurupa and San Bernardino mountains compared to existing conditions. Although the project site is near the Santa Ana River, the project site is within disturbed land of the Rancho Jurupa Regional Park; therefore, the project site does not serve as a large open area of open space providing scenic significance. Additionally, the project would adhere to all applicable development regulations regarding the aesthetic regulations. Therefore, the project would result in less than significant impacts regarding scenic vistas.

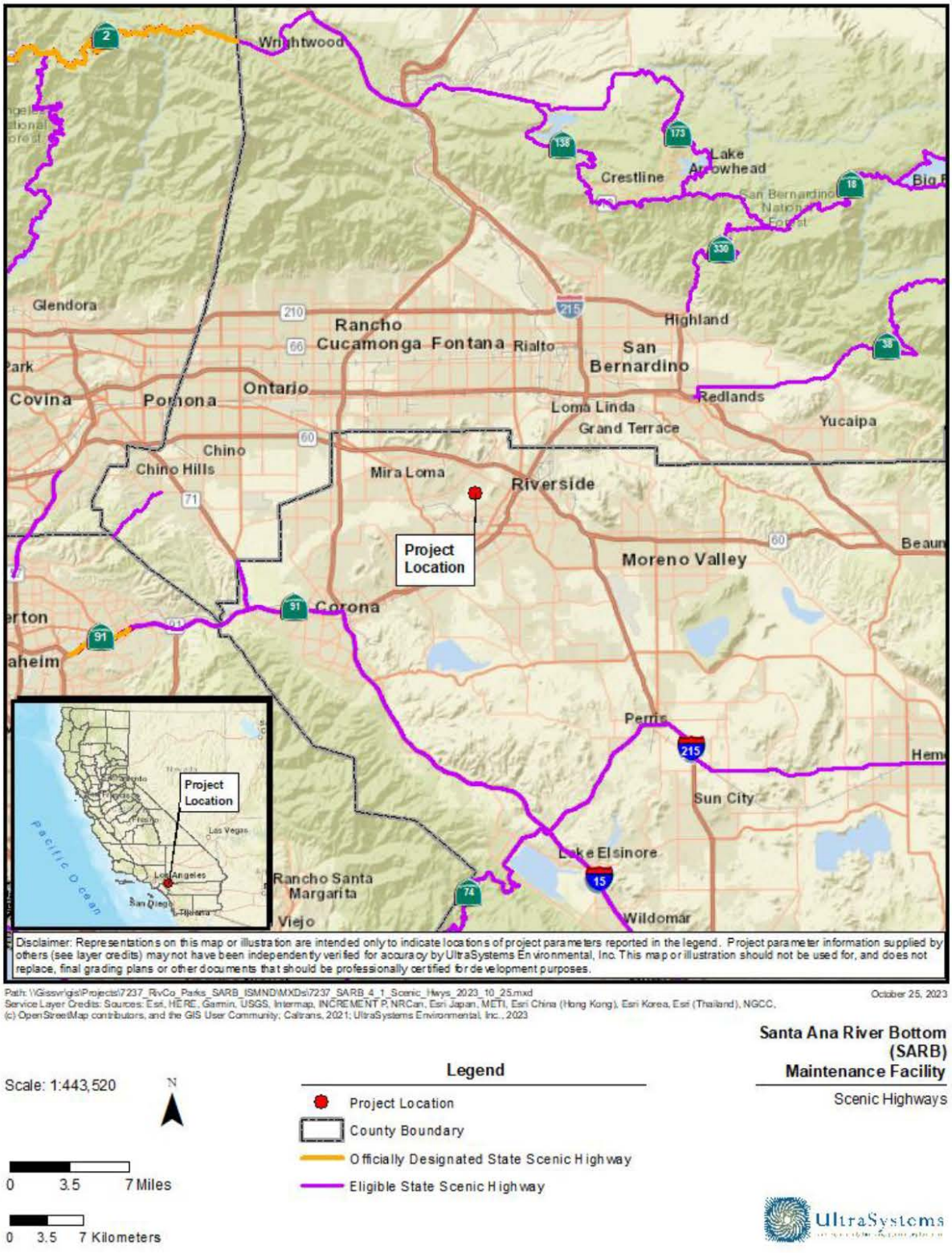
b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways designated as part of the California Scenic Highway Program. As shown in **Figure 4.1-1,** the nearest officially designated state scenic highway to the project site is State Route-91 (SR-91), which is approximately 20 miles southwest of the project site. Due to the large distance between the project site and the nearest officially designated state scenic highway, construction and implementation of the project would have no impact on state scenic highways.

It should be noted that many streets and highways in Jurupa Valley provide outstanding views of its scenic resources, and are considered scenic corridors. The closest scenic corridor to the project site is Crestmore Road, which is approximately 350 feet northeast of the project site (City of Jurupa Valley, 2017, p. 3-67). The portion of the project site nearest the scenic corridor is the existing access road. Development of the proposed road on the existing access road would be consistent with the development of the area and would not develop a structure that would significantly block views of the surrounding area. The Crestmore Manor structure would be between the scenic corridor and the proposed single-story maintenance building, which would not significantly impact views of the surrounding area. Therefore, due to distance and existing development, the project would cause less than significant impacts to scenic corridors.

Figure 4.1-1
STATE SCENIC HIGHWAYS



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

Less than Significant Impact

The project site is located in an urbanized portion of the city. Therefore, the analysis will analyze if the project conflicts with applicable regulations governing scenic regulations. **Table 4.1-1**, *Project Compliance with Applicable City of Jurupa Valley General Plan Policies Regarding Scenic Quality*, details the applicable aesthetics policies from the City General Plan and how the project would adhere to them.

Table 4.1-1
PROJECT COMPLIANCE WITH APPLICABLE CITY OF JURUPA VALLEY GENERAL PLAN POLICIES REGARDING SCENIC QUALITY

Policy	Compliance
Land Use Element	
Policy LUE 1.1: Compatible Structures. Require that structures be designed and operated in a manner that preserves and is compatible with the environmental character where they are located, including lighting, telecommunications equipment and other facilities and equipment.	As detailed in Section 4.11, Land Use and Planning, the project would adhere to all the development regulations for the project site's General Plan land use and zoning designations, which would ensure compatible structures and designs. Therefore, the project would be compliant with this policy.
Mobility Element	
Policy ME 7.1: Scenic Corridor Preservation. Protect and where possible, enhance views of important scenic resources from highways, streets and roads designated as local scenic corridors, in accordance with City policies.	As detailed in this section, the proposed project would develop a roadway on top of the existing access road, which would not affect views since it would not create a structure that would block views. The other structures would be behind the existing Crestmore Manor, which would be similar height, and would not significantly affect views from the nearest scenic corridor, Crestmore Road. Therefore, the project would be compliant with this policy.
Policy ME 7.2: Development along Scenic Corridors. Public and Private development along and within local scenic corridors shall comply with the following: 1. Public and private development projects, including noise walls, shall not wall off scenic roadways or block views of scenic resources, such as Santa Ana River or the Jurupa Mountains.	The project would develop a fence and concrete wall along the southern portion of the project site. With the existing development between the wall and scenic corridor, there would be no significant impact regarding views from scenic corridors. The project site is approximately 350 feet southwest of the Crestmore Road scenic corridor.

Policy	Compliance
2. Development projects, including signs, visible from and located 500 feet of a scenic roadways shall be considered "sensitive" and require architectural review. 3. As part of the city's environmental review process, blocking of views along scenic roadways should be considered a significant environmental impact. 4. Signs along scenic roadways should not obstruct or detract from scenic vistas or views. 5. Street lights should be low scale and focus light at intersections where it is needed most. Tall light standards should be avoided. Street lighting should be integrated with other street furniture at locations where views are least disturbed	The project's approval would require architectural review and approval. The project would not incorporate signs that would obstruct or detract from scenic vistas or views. The proposed project would not include street lights. The project would develop lights within the project site for visibility and safety purposes. All project lighting would follow the City's Municipal Code regarding applicable lighting standards. Therefore, the project would be compliant with this policy.
Policy ME 7.3: Public Equipment and Facilities. The City and other agencies should locate and design utility and circulation related equipment and facilities to avoid blocking or cluttering views of scenic resources from scenic roadways, consistent with the following standards: 1. Whenever possible, signs in the public right-of-way should be consolidated onto a single low-profile standard. 2. Public utilities along scenic highways should be installed underground. 3. The placement and design of fencing, walls, landscaping and street trees should not block views of scenic resources from Scenic Routes. Clustering of street trees along scenic roadways should be considered as an alternative to uniform spacing.	The proposed project would not install signs along public rights-of-way or utilities along scenic corridors. The project would develop a fence and concrete wall along the southern portion of the project site. With the existing development between the wall and scenic corridor, there would be no significant impact regarding views from scenic corridors. Therefore, the project would be compliant with this policy.
Conservation Open Space Element	
Policy COS 9.1: Protect scenic resources, especially skylines, undeveloped ridgelines, rocky hillsides, river view corridors, and outstanding scenic vistas not designated for urban uses from development, and maintain those resources in their current patterns of use.	As detailed in this section, the project would not significantly impact skylines, ridgelines, river view corridors, and scenic vistas. No rocky hillsides are adjacent to the project site. Therefore, the project would be compliant with this policy.
Policy COS 9.5: Views to and from Public Places, Including Scenic Corridors. The City will preserve and improve views of important scenic resources from public places, and encourage other agencies	As detailed in this section, the project would not significantly impact views from scenic corridors.

Policy	Compliance
with jurisdiction to do so. Public places include parks, plazas, the grounds of civic buildings, streets and roads, and publicly accessible open space. In particular, the route segments shown in Figure 4-23 below are designated as local scenic corridors.	Therefore, the project would be compliant with this policy.
Policy COS 9.6: Scenic Corridors and Roadways. Development projects along and within scenic corridors, including state highway projects, noise walls, and new private or public construction shall not wall off scenic roadways and block views of scenic resources. The following measures shall be implemented: 1. Utilities, traffic signals, and public and private signs and lights shall not intrude on or clutter views, consistent with safety needs. 2. Where important vistas of distant landscape features occur along local streets, street trees shall be clustered to facilitate viewing.	The project would not develop along scenic corridors. Therefore, the project would be compliant with this policy.

Source: City of Jurupa Valley, 2017, p. 2-29 to 4-46

Based on the analysis above, the project would not conflict with applicable General Plan policies governing scenic quality. The project would comply with all development regulations of the city's Municipal Code. Therefore, impacts would be less than significant.

Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact

Construction and operation of the proposed project would adhere to applicable lighting regulations of the City's Municipal Code. With adherence, there would be less than significant impacts.

4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

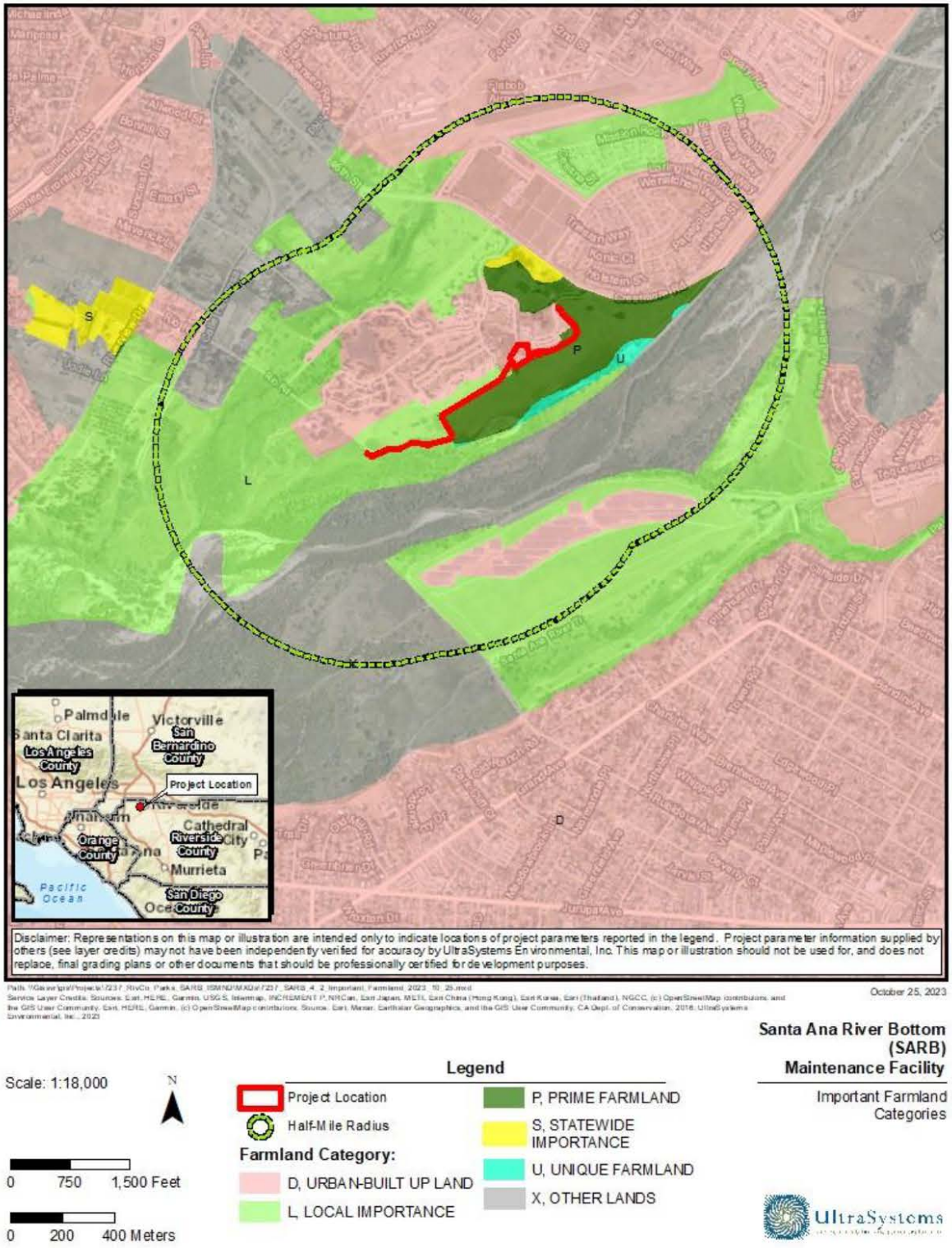
a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

CEQA analysis of impacts to mapped farmland focuses on three categories of mapped farmland – prime farmland, farmland of statewide importance, and unique farmland – and focuses on impacts to intensive commercial agriculture.

The site of the proposed maintenance yard is designated by the Division of Land Resource Protection (DLRP) as Urban and Built-Up Land (see **Figure 4.2-1** below). Part of the site of the proposed roadway from the existing parking lot to the proposed maintenance yard is designated Prime Farmland. The entire site of the roadway is about 25,000 square feet or 0.56 acre. The area is not in agricultural production; and 0.56 acre is too small an area to have a meaningful impact on mapped farmland. The site of the proposed cinder block wall extending southwest from the proposed

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



maintenance yard is designated as Farmland of Local Importance (DLRP, 2023). Thus, project development would not cause impacts to mapped important farmland.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

The project site is zoned Watercourse, Watershed, and Conservation Area (W-1) (City of Jurupa Valley, 2023), and is not zoned for agricultural use. Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Williamson Act contracts are made only on land within agricultural reserves, and the project site is not within an agricultural reserve. The project site is not subject to a Williamson Act contract (DOC, 2023b). Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

The project site is zoned Watercourse, Watershed, and Conservation Area (W-1) (City of Jurupa Valley, 2023). The site is not zoned for forest, timberland, or timberland production. Therefore, project development would not conflict with zoning for forest land or timberland, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The project site is part of a Riverside County regional park and is not cultivated for forest resources. Therefore, project development would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

The project site is part of a Riverside County regional park. No mapped important farmland is near the project site. No forest land is present on or near the project site.

Therefore, project development would not indirectly cause conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, and no impacts would occur.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

4.3.1 Pollutants of Concern

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors, such as reactive organic gases (ROG) (which are ozone precursors). Since the Santa Ana River Bottom Maintenance Facility Project (Project) would not generate appreciable SO_2 or Pb emissions,[5] it is not necessary for the analysis to include those two pollutants.

The project is in the northwestern Riverside County portion of the South Coast Air Basin (SCAB), in which the South Coast Air Quality Management District (SCAQMD) is substantially responsible for air pollution control. **Table 4.3-1** shows the attainment status of the SCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

5 Sulfur dioxide emissions will be below 0.02 pound per day during construction and operations.

Table 4.3-1
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3) – 1-hour standard	Nonattainment (Extreme)	Nonattainment
Ozone (O_3) – 8-hour standard	Nonattainment (Extreme)	
Particulate Matter (PM_{10})	Maintenance (Serious)	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment (Serious)	Nonattainment
Carbon Monoxide (CO)	Maintenance (Serious)	Attainment
Nitrogen Dioxide (NO_2)	Maintenance (Primary)	Attainment
Sulfur Dioxide (SO_2)	Unclassified	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)		Attainment
Hydrogen Sulfide (H_2S)	Unclassified	
Visibility Reducing Particles		

Sources: ARB, 2020a, USEPA, 2022a.

Presented below is a description of the air pollutants of concern and their known health effects.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and ROG are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2011).

Carbon monoxide (CO) is a colorless, odorless non-reactive pollutant produced by incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, such as the project location, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions; primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing

it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2010).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes and mists. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to PM_{10} airborne pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2022b).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined the same as the federal term "volatile organic compound" (VOC).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2022c).

4.3.2 Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The project site would be located wholly within the SCAB, which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, as well as all of Orange County. The distinctive climate of the SCAB is determined by its terrain and geographical location. The SCAB is in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. Thus, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds (SCAQMD, 1993).

The annual average temperature varies little throughout the 6,600-square-mile SCAB, ranging from the low 60s to the high 80s. However, with a less pronounced oceanic influence, the inland portion shows greater variability in the annual minimum and maximum temperatures. The average annual maximum and minimum temperatures in the project area, as determined from the nearest meteorological station, Fontana Kaiser (#043120; latitude 34.08333°; longitude -117.5167°) (WRCC, 2023), which is approximately 9.41 miles northwest of the project site, are 73.6 degrees Fahrenheit (°F) and 48.5°F, respectively. Average winter (December, January, and February) high and low temperatures are approximately 68.2°F and 44.5°F, respectively, and average summer (June, July, and August) high and low temperatures are approximately 92.0°F and 60.6°F, respectively. The annual average of total precipitation is approximately 15.32 inches, which occurs mostly during the winter and relatively infrequently during the summer. Monthly precipitation averages approximately 2.9 inches during the winter (December, January, and February), approximately 1.4 inches during the spring (March, April, and May), approximately 0.8 inch during the fall (September, October, and November), and approximately 0.05 inch during the summer (June, July, and August).

4.3.3 Local Air Quality

The SCAQMD has divided the SCAB into source receptor areas (SRAs), based on similar meteorological and topographical features. The project site is in SCAQMD's Metropolitan Riverside County air monitoring area (SRA 23), and is served by the SCAQMD's Riverside-Rubidoux station, 1.37 miles northwest of the project at 5888 Mission Boulevard Riverside, CA 92509. This station monitors NO_2, O_3, PM_{10} and $PM_{2.5}$. All stations in the SCAB ceased monitoring CO in 2012. The ambient air quality data in the project vicinity as recorded from 2020 through 2022, along with applicable standards, are shown in **Table 4.3-2**.

Table 4.3-2
AMBIENT AIR QUALITY MONITORING DATA

Air Pollutant	Standard/Exceedance	2020	2021	2022
Ozone	Max. 1-hour Concentration (ppm)	0.143	0.117	0.122
	Max. 8-hour Concentration (ppm)	0.115	0.097	0.095
	# Days > Federal 8-hour Std. of 0.070 ppm	82	55	70
	# Days > California 1-hour Std. of 0.09 ppm	46	20	30
	# Days > California 8-hour Std. of 0.070 ppm	86	57	72
PM_{10}	Max. 24-hour Concentration (µg/m^3)	137.7	114.3	61.9
	Est. # Days > Fed. 24-hour Std. of 150 µg/m^3	ND	0	0
	Federal Annual Arithmetic Mean (12 µg/m^3)	49.2	33.4	37.5
$PM_{2.5}$	Max. 24-hour Concentration (µg/m^3)	61.9	82.1	38.5
	# Days > Fed. 24-hour Std. of 35 µg/m^3	12.0	11.0	1.0
	State Annual Average (12 µg/m^3)	14.1	13.2	10.8
NO_2	Max. 1-hour Concentration (ppm)	.066	.052	.056
	State Annual Average (0.030 ppm)	.014	.014	.013
	# Days > California 1-hour Std. of 0.18 ppm	0	0	0

Source: ARB, 2024.
ND - There were insufficient (or no) data available to determine the value.
Bold - exceedance

4.3.4 Air Quality Management Plan (AQMP)

The SCAQMD is required to produce plans to show how air quality will be improved in the region. The California Clean Air Act (CCAA) requires that these plans be updated triennially to incorporate the most recent available technical information.[6] A multi-level partnership of governmental agencies at the federal, state, regional, and local levels implements the programs contained in these plans. Agencies involved include the USEPA, ARB, local governments, Southern California Association of Governments (SCAG), and SCAQMD. The SCAQMD and SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The SCAQMD updates its AQMP every three years.

The 2022 AQMP (SCAQMD, 2022) was adopted by the SCAQMD Board on December 2, 2022. It focuses on reducing ozone by limiting the emissions of NO_x, which is a key reactant in ozone formation. The NO_x reductions are through extensive use of zero emission technologies across all stationary and mobile sources categories. The majority of NO_x emissions are from heavy-duty trucks, ships and other state and federally regulated mobile sources that are mostly beyond the SCAQMD's control. The SCAQMD's primary authority is over stationary sources, which account for approximately 20 percent of the SCAB's NO_x emissions.

The AQMP incorporates updated emission inventory methodologies for various source categories and incorporates the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG (2020). The 2020-2045 RTP/SCS was determined to conform to the

[6] CCAA of 1988.

federally mandated State Implementation Plan for the attainment and maintenance of the NAAQS. county and city general plans.

4.3.5 Sensitive Receptors

Some people, such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14, are particularly sensitive to certain pollutants. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours (Chico and Koizumi, 2008, p. 3-2). Commercial and industrial facilities are not included in the definition of sensitive receptor, because employees typically are present for shorter periods of time, such as eight hours. Therefore, applying a 24-hour standard for PM_{10} is appropriate not only because the averaging period for the state standard is 24 hours, but because the sensitive receptor would be present at the location for the full 24 hours.

The nearest sensitive receptors to the project site are Crestmore Manor, approximately 67 feet north of the project boundary, and a recreational vehicle (RV) campsite approximately 105 feet to the west.

4.3.6 Applicable South Coast Air Quality Management District Rules

Rule 403 (Fugitive Dust Rule)

During construction, the project would be subject to SCAQMD Rule 403 (fugitive dust). SCAQMD Rule 403 does not require a permit for construction activities, per se; rather, it sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the SCAB. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust source) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source. SCAQMD Rule 403 also prohibits construction activity from causing an incremental PM_{10} concentration impact, as the difference between upwind and downwind samples, at the property line of more than 50 micrograms per cubic meter as determined through PM_{10} high-volume sampling. The concentration standard and associated PM_{10} sampling do not apply if specific measures identified in the rules are implemented and appropriately documented.

Other requirements of Rule 403 include not causing or allowing emissions of fugitive dust that would remain visible beyond the property line; no track-out extending 25 feet or more in cumulative length and all track-out to be removed at conclusion of each workday; and using the applicable best available control measures included in Table 1 of Rule 403.

Rule 1113 (Architectural Coatings)

Construction of this project will include the application of architectural coatings and be subject to SCAQMD Rule 1113 (Architectural Coatings). Among other applicable entities, Rule 1113 requires who applies, stores at a worksite, or solicits the application of architectural coatings use coatings that contain VOC less than or equal to the VOC limits specified in Table 1 of the rule.

4.3.7 Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than significant Impact

The South Coast 2022 AQMP, discussed above, incorporates land use assumptions from local general plans and regional growth projections developed by SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporate projections from local general plans. The proposed project is in compliance with the City's General Plan and Zoning designations, and with the City of Jurupa Valley General Plan.[7] Therefore, no General Plan amendment or Zone Change is required. The land use would continue to be consistent with the local plans and the impacts of the project are still accounted for in the AQMP.

Another measurement tool in evaluating consistency with the AQMP is to determine whether a project would generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP and how the project would accommodate the expected increase in population or employment. The project would create minimal increase in population and overall vehicle miles traveled (VMT), which would be included in the growth rates forecasted in the AQMP.

Additionally, to assist the implementation of the AQMP, projects must not create regionally significant emissions of regulated pollutants from either short-term construction or long-term operations. The SCAQMD (2019) has developed criteria in the form of emissions thresholds for determining whether emissions from a project are regionally significant. They are useful for estimating whether a project is likely to result in a violation of the NAAQS and/or whether the project is in conformity with plans to achieve attainment. SCAQMD's significance thresholds for criteria pollutant emissions during construction activities and project operation are summarized in **Table 4.3-3**. A project is considered to have a regional air quality impact if emissions from its construction and/or operational activities exceed the corresponding SCAQMD significance thresholds.

Table 4.3-3
SCAQMD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO_x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO_x)	150	150

7 See discussion in **Section 4.11.**

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55

Note: lbs = pounds.
Source: SCAQMD, 2019.

Regional Construction Emissions

Construction activities for the project are anticipated to begin in July 2024 and end in July 2025 and would have five construction phases:

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

Table 4.3-4 shows the project schedule used for the air quality, GHG emissions, and noise analyses.

Table 4.3-4
CONSTRUCTION SCHEDULE

Construction Phase	Start	End
Demolition	July 9, 2024	August 6, 2024
Site Preparation	August 7, 2024	August 8, 2024
Grading	August 9, 2024	August 14, 2024
Building Construction	August 15, 2024	June 5, 2025
Paving	June 6, 2025	June 20, 2025
Architectural Coating	June 21, 2025	July 7, 2025

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_X emissions. The quantity of emissions generated daily would vary, depending on the amount and types of construction activities occurring at the same time.

Estimated criteria pollutant emissions from the project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.21 (CAPCOA, 2022). CalEEMod is a planning tool for estimating emissions related to land use projects. Model-predicted project emissions are compared with applicable thresholds to assess

regional air quality impacts. Offroad construction equipment information was supplied by the client but CalEEMod defaults were used for onroad construction traffic inputs.

As shown in **Table 4.3-5**, construction emissions would not exceed SCAQMD regional thresholds. Therefore, the project's short-term regional air quality impacts would be **less than significant**. Refer to **Appendix B** of this document for the air quality calculations.

Table 4.3-5
MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS

Construction Activity	Maximum Emissions (lbs/day)				
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Emissions, 2024	1.22	11.4	11.4	2.70	1.52
Maximum Emissions, 2025	0.59	5.16	7.01	0.42	0.23
SCAQMD Significance Thresholds	*75*	*100*	*550*	*150*	*55*
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2022), SCAQMD, 2019.

Regional Operational Emissions

The proposed project consists of the development of an approximately 2,611-square-foot maintenance building with an additional 1,600 square feet of impervious area. The project site has a General Plan land use designation of Open Space Recreation (OS-R) and a zoning designation of Watercourse, Watershed, and Conservation Area (W-1) (City of Jurupa Valley, 2023). Operational emissions generated by area sources, motor vehicles and energy demand would result from normal day-to-day activities of the project. The results of these calculations are presented in **Table 4.3-6**. As seen in the table, for each criteria pollutant, operational emissions would be below the pollutant's SCAQMD significance threshold. Therefore, regional operational emissions would be **less than significant.**

Table 4.3-6
MAXIMUM DAILY PROJECT OPERATIONAL EMISSIONS

Emission Source	Pollutant (lbs/day)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Area Source Emissions	0.08	< 0.005	0.11	< 0.005	<0.005
Energy Source Emissions	< 0.005	0.02	0.02	< 0.005	< 0.005
Mobile Source Emissions	0.11	0.12	1.00	0.22	0.06
Total Operational Emissions	**0.19**	**0.14**	**1.13**	**0.22**	**0.06**
SCAQMD Significance Thresholds	*55*	*55*	*550*	*150*	*55*
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2022). SCAQMD, 2019.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact

Since the SCAB is currently in nonattainment for ozone and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed above, the mass daily construction and operational emissions generated by the project would not exceed any of the SCAQMD's significance thresholds. Also, as discussed below, localized emissions generated by the Project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the project would not contribute a cumulatively considerable increase in emissions for the pollutants that the SCAB is in nonattainment. Thus, cumulative air quality impacts associated with the project would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Construction of the project would generate short-term and intermittent emissions. Following the SCAQMD's *Final Localized Significance Threshold Methodology* (Chico and Koizumi, 2008), only onsite construction emissions were considered in the localized significance analysis. The manor immediately north of the project site is the nearest sensitive receptor (approximately 20 meters

away).[8] LSTs for projects in Source Receptor Area 23 (Metropolitan Riverside County) were obtained from tables in Appendix C of the aforementioned methodology. **Table 4.3-7** shows the results of the localized significance analysis for the project. Localized short-term air quality impacts from construction of the project would be less than significant.

Table 4.3-7
RESULTS OF UNMITIGATED LOCALIZED SIGNIFICANCE ANALYSIS

Nearest Sensitive Receptor	Maximum Onsite Construction Emissions (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum daily unmitigated emissions	**11.4**	**10.79**	**2.07**	**1.00**
SCAQMD LST for 1 acre @ 25 meters	*118*	*602*	*4*	*3*
Significant (Yes or No)	**No**	**No**	**No**	**No**

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas. According to the SCAQMD *CEQA Air Quality Handbook (SCAQMD, 1993)*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the project. The project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature.

The project would not create substantial objectionable odors and this impact would be less than significant.

8 According to SCAQMD guidance, if the project site is less than one acre, it may be assumed to be one acre as a worst-case scenario and if a receptor closer than 25 meters to the source may be assumed to be 25 meters away (Chico and Koizumi, 2008, p. 3-3). The Project fits these criteria.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		**X**		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?		**X**		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		**X**		

4.4.1 Methodology

UltraSystems biologists researched readily available information, including relevant literature, databases, agency websites, various previously completed reports and management plans, GIS data, maps, aerial imagery from public domain sources, and in-house records to identify the following: 1) habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the project site; and 2) local or regional plans, policies, and

regulations that may apply to the project. Sources accessed by UltraSystems for analysis of potential impacts within this Initial Study include:

- United States Geological Survey (USGS) 7.5-Minute Topographic Map *Riverside West* Quadrangle and current aerial imagery (USGS, 2015; Google Earth Pro, 2024).
- California Natural Diversity Database (CNDDB), provided by the CDFW (CNDDB, 2024a).
- Information, Planning and Conservation (IPaC), National Wetlands Inventory (NWI), and Critical Habitat Portal; provided by the United States Fish and Wildlife Service (USFWS; USFWS; 2024a, b, c).
- Inventory of Rare and Endangered Plants of California, 8th Edition, provided by the California Native Plant Society (CNPS, 2024a).
- *A Manual of California Vegetation, Online Edition* (CNPS, 2024b).
- Sawyer, J.O., T. Keeler-Wolf, J.M. Evens, 2009. *A Manual of California Vegetation, Second Edition*, provided by California Native Plant Society Press.
- Western Riverside County Regional Conservation Authority (RCA) Multiple Species Habitat Conservation Plan (MSHCP) Information Map (RCA, 2024)

Additional sources are cited in the text.

Aerial imagery was overlaid with geospatial data by utilizing Geographic Information System (GIS) software to identify documented observations of the following biological or environmental components within the project vicinity:

1) Previously recorded observations within the project vicinity and geographic range of special status species and potentially suitable habitats;

2) Special-status vegetation communities;

3) Protected management lands;

4) Proposed and final critical habitats;

5) Waters of the State and waters of the U.S., including wetlands; and

6) Wildlife corridors.

A Biological Study Area (BSA) was defined for the project and includes the project site and a 500-foot buffer zone around its perimeter (refer to **Figure 4.4 1**).

UltraSystems biologists Michelle Tollett and Zachary Neider conducted a field evaluation for existing biological resources of the BSA on September 6, 2023 and December 12, 2023. During this evaluation, the biologists documented habitat types, potential threats to ecosystem health, and recorded plant or wildlife species observed in the BSA. The following biological surveys were conducted in the BSA:

- Habitat and land cover type assessment
- General plant survey
- General wildlife survey
- Burrowing owl (BUOW) habitat assessment
- Least Bell's vireo (LBV) habitat assessment

- Southwestern willow flycatcher (SWFL) habitat assessment
- Western yellow-billed cuckoo (cuckoo) habitat assessment
- Riparian/riverine/vernal pools and fairy shrimp habitat assessment
- Jurisdictional assessment of waters of the U.S. or State, if any
- Wildlife movement evaluation

Environmental Setting

The project is located in the City of Jurupa Valley, in Riverside County, California. The project is in Township 2 South, Range 5 West, Section 21 of the *Riverside West* quadrangle map (USGS, 2015) and is located within the Jurupa Area Plan of the MSHCP (RCA, 2024). The project site is within the boundary of Rancho Jurupa Park; the site is adjacent to Crestmore Manor, park facilities (including camping and a pond), and open space. The south and southwest portion of the BSA include portions of riparian habitat along the north banks of the Santa Ana River (see **Figure 4.4-1**).

The project site has relatively flat topography, with elevations on the project site ranging from approximately 736 to 761 above mean sea level (amsl; Google Earth Pro, 2024). The project site is currently undeveloped. There are developed areas on the north of the project site, including Crestmore Manor, Jurupa Valley RV Park, associated paved areas and structures, and landscaped areas.

4.4.2 Discussion of Impacts

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

Less Than Significant with Mitigation Incorporated

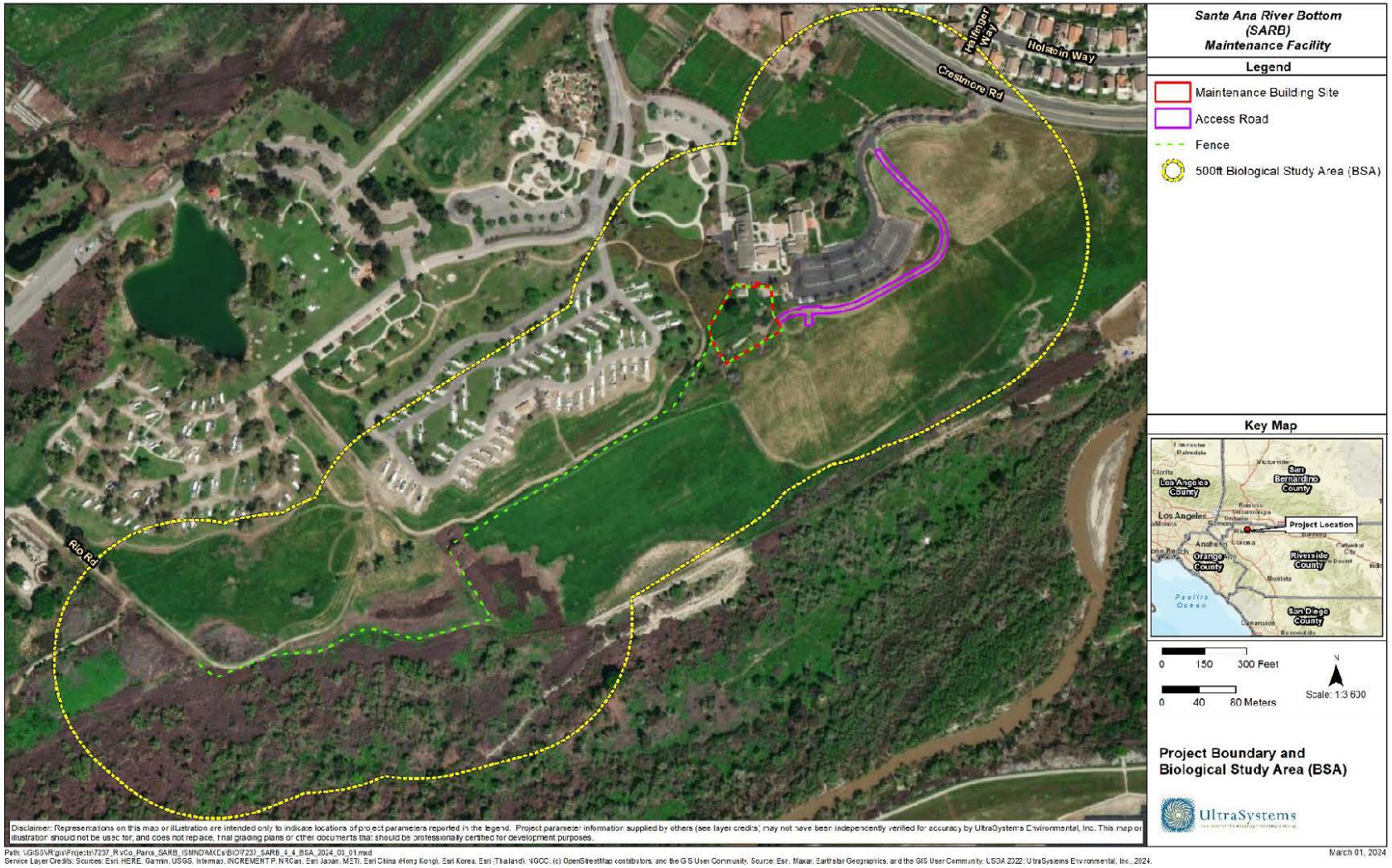
Plant and wildlife species listed under the federal Endangered Species Act (ESA) or under the California Endangered Species Act (CESA) are referred to collectively as *listed species* in this Section. Plant and wildlife species not listed under ESA or CESA but still protected by federal agencies, state agencies, local or regional plans such as the MSHCP, and/or nonprofit resource organizations, such as the California Native Plant Society (CNPS), are referred to as *sensitive species* in this Section. The term *special-status species* is used when collectively referring to both listed and sensitive species.

Plant and wildlife species that were recorded during the habitat assessment survey and other surveys can be viewed in **Appendix C1**, *Plant and Wildlife Species Observed*.

Impacts to Special Status Plants

Based on a literature review and query from publicly available databases (hereafter, plant inventory; CNDDB 2024a; CNPS, 2024a; USFWS 2024a) for reported occurrences within a ten-mile radius of the project site, there were a total of 27 special-status plant species (eight listed and 19 sensitive) identified by one of the following means: reported in the plant inventory, recognized as occurring based on previous surveys or knowledge of the area, or observed during the habitat assessment survey or other surveys.

Figure 4.4–1
PROJECT BOUNDARY AND BIOLOGICAL STUDY AREA



Each special-status plant species was assessed for its potential to occur within the BSA by comparing its habitat, elevation range and distribution with the habitat, location, and elevation range of the BSA. A species was determined as not expected to occur within the BSA if the BSA is outside the species' known distribution and/or the species' known elevation range, and/or does not provide suitable habitat to support the species. Species determined to have a low potential to occur or are not expected to occur in the BSA will not be impacted by the project; these species are not discussed further.

CNDDB Two-Mile Query

Three of the 28 species in the plant inventory have been previously recorded by CNDDB within two miles of the project site (see **Figure 4.4-2** *CNDDB Known Occurrences: Plant Species and Habitats*).

- Brand's star phacelia (*Phacelia stellaris*)
- Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)
- Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*)

Of the 28 species evaluated in the plant inventory, four listed and four sensitive plant species were determined to have a moderate potential to occur in the BSA because the BSA is within the geographic and elevational range of the species, and also provides suitable habitat required to support them. The project site lacks suitable habitat, or is outside the elevation or geographic range of several special-status plant species evaluated in the plant inventory. No special-status plant species were observed during the field surveys; it is not anticipated that the project would directly impact special-status plant species.

The project is located within an MSHCP Survey Area for Narrow Endemic Plants, as discussed in Section 4.4 (f). The MSHCP Narrow Endemic Plant species listed below were determined to have a moderate potential to occur in the BSA, primarily in areas adjacent to the project site (southwest segment of BSA) and may experience indirect reasonably foreseeable impacts because there is quality habitat to support special-status plants in these directly adjacent areas. The project could result in hydrological interruption, vibration resulting in disruption of root systems, disruption in photosynthetic processes due to increased dust, or other disturbances.

Moderate Potential to Occur in the BSA

- Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*) FE[9], SE[10], CRPR: 1B.1[11], MSHCP: Covered (a)[12]
- San Diego ambrosia (*Ambrosia pumila*) FE, CRPR: 1B.1, WRCMSHCP: Covered (b)

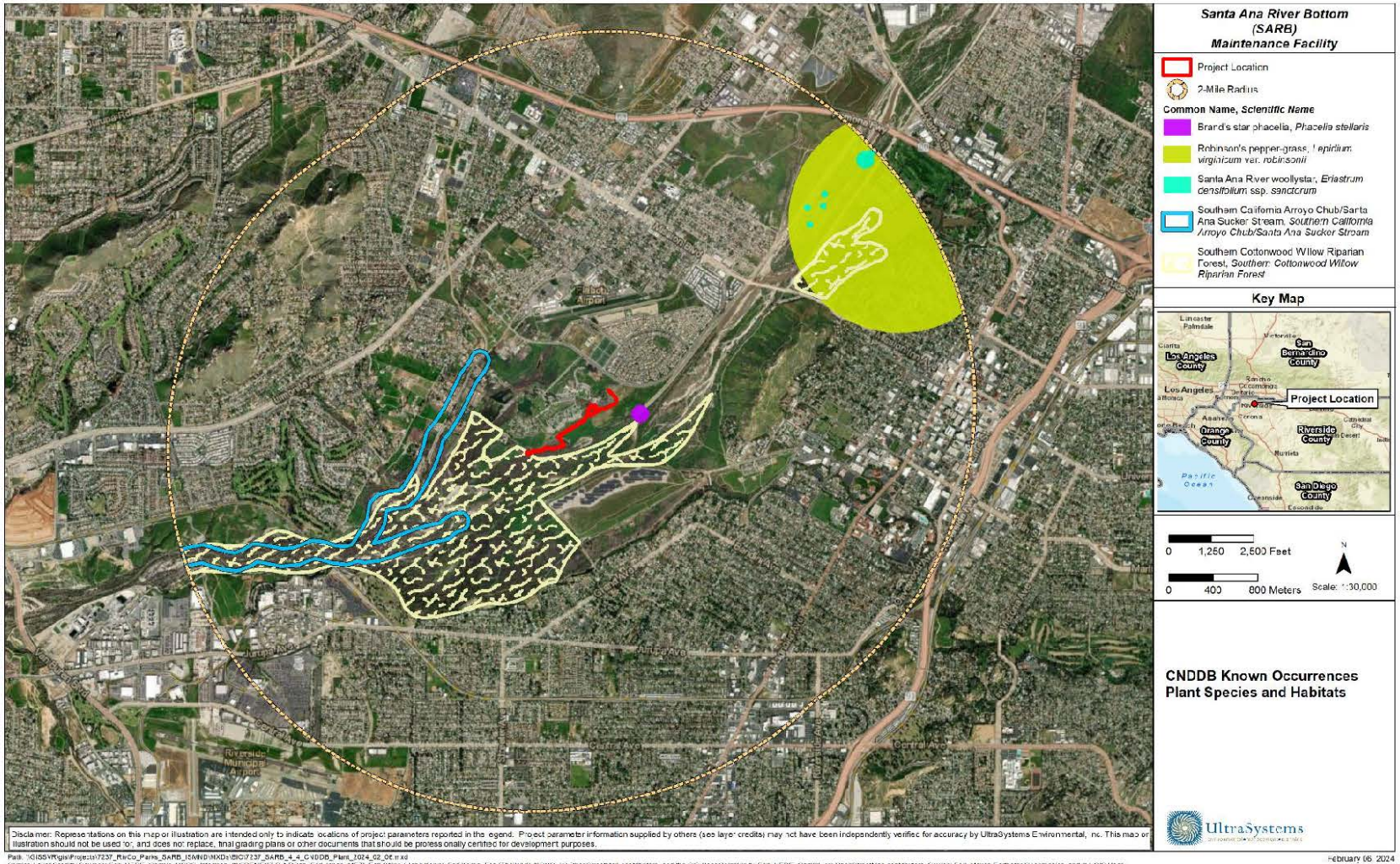
[9] FE = federally listed as endangered: any species of plant or animal that is in danger of extinction throughout all or a significant portion of their range.

[10] SE = state-listed as endangered: "endangered species" means a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease (Fish and Game Code § 2062).

[11] CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. A Threat Rank of .1 = seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat).

[12] Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).:; WRCMSHCP: Covered (b): surveys may be required for these species within Narrow Endemic Plant Species survey area (Section 6.1.3 of WRCMSHCP).

Figure 4.4–2
CNDDB KNOWN OCCURRENCES: PLANT SPECIES AND HABITATS



- smooth tarplant (*Centromadia pungens* ssp. *laevis*) CRPR: 1B.1, WRCMSHCP: Covered (a[13], d[14])
- San Bernardino aster (*Symphyotrichum defoliatum*) CRPR: 1B.2[15]

Additional MSHCP Narrow Endemic Plant species, such as San Miguel savory (*Clinopodium chandleri*) has not been recorded within 10 miles of the BSA. Gambel's watercress (*Nasturtium gambelii*) has not been recorded within the BSA since 1935, slender-horned spineflower (*Dodecahema leptoceras*) has not been recorded within the BSA since 1884, and mesa horkelia (*Horkelia cuneata* var. *puberula*) has not been recorded within the BSA since 1908. These species have a low potential to occur within the BSA.

The project would potentially result in significant impacts to special-status plant species unless mitigation measures are incorporated to minimize or avoid potential impacts. Implementation of BIO-1, *Focused Botanical Surveys*, requires the performance of focused botanical surveys for special-status plant species, including surveys for narrow endemic plant species as required by the MSHCP.

Additionally, implementation of BIO-2, *Vegetation and Wildlife Avoidance*, which includes minimization or avoidance of the trimming or removal of native vegetation and restoration of disturbed areas; BIO-3, Biological Monitor, which requires a biological monitor to monitor construction activities that may potentially result in impacts to special-status species and/or their habitat (i.e., environmentally sensitive areas); and BIO-4, *Project Limits and Designated Areas*, which would designate construction-related boundaries, such as the limits of construction and parking areas, and mark these limits with fencing (e.g., orange construction fencing) to protect environmentally sensitive areas by excluding them from project-related work and parking areas. Impacts to special-status plant species would be less than significant after implementation of these mitigation measures.

Impacts to Special-Status Wildlife

Literature Review Results and Discussion

Based on a literature review and query from publicly available databases (hereafter, wildlife inventory; CNDDB 2024a; USFWS 2024a) for reported occurrences within a ten-mile radius of the project site, a total of 59 special-status wildlife species (20 listed and 39 sensitive) were identified by one of the following means: reported in the wildlife inventory, recognized as occurring based on previous surveys or knowledge of the area, or observed during the habitat assessment survey or other surveys.

Each special-status wildlife species was assessed for its potential to occur within the BSA by comparing its habitat elevation range and distribution (if known) with the location and elevation range of the BSA. A species was determined as not expected to occur within the BSA if the BSA is outside the species' known distribution and/or the species' known elevation range, and/or does not provide suitable habitat to support the species.

[13] WRCMSHCP: Covered (a): surveys may be required for these species as part of wetlands mapping (Section 6.1.2 of WRCMSHCP).

[14] WRCMSHCP: Covered (d): surveys may be required for these species within Criteria Area as (Section 6.3.2 of WRCMSHCP).

[15] CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. A Threat Rank of .2 = moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).

The occurrence potential analysis of each species in the wildlife inventory can be found in **Appendix C** *Species Occurrence Potential Determination*.

CNDDB Two-Mile Query

Twenty-five of the 59 species in the wildlife inventory have been previously recorded by CNDDB within two miles of the project site (see **Figure 4.4-3** *CNDDB Known Occurrences Wildlife*). These species are listed below with respective statuses and occurrence potential determinations. A majority of these species were determined to have at least a moderate potential to occur outside the project site, in the southwest segment of the BSA.

- American bumble bee (*Bombus pensylvanicus*) CNDDB Special Animals List[16]
- Busck's gallmoth (*Eugnosta busckana)* CNDDB Special Animals List
- California black rail (*Laterallus jamaicensis coturniculus*) ST[17], fully protected[18]
- California glossy snake (*Arizona elegans occidentalis*) SSC[19], MSHCP: Covered[20]
- Cooper's hawk (*Accipiter cooperii*) CDFW WL[21], MSHCP: Covered Season of Concern: nesting
- Crotch bumble bee (*Bombus crotchii*) SCE[22]
- Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) FE, MSHCP Covered
- desert cuckoo wasp (*Ceratochrysis longimala*) CNDDB Special Animals List; not expected
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) Special Animals List, MSHCP: Covered
- Santa Ana sucker (*Catostomus santaanae*) FT, SSC, WRCMSHCP: Covered
- southern California legless lizard (*Anniella stebbinsi*) SSC, MSHCP: Covered
- Swainson's hawk (*Buteo swainsoni)* ST, MSHCP: Covered Season of Concern: nesting

[16] Special Animals List: The Special Animals List contains taxa that are actively inventoried, tracked, and mapped by the CNDDB, as well as taxa for which mapped data may not yet be incorporated into CNDDB user products.

[17] ST = state-listed as threatened: "threatened species" means a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts (Fish and Game Code § 2067).

[18] Fully protected: fully protected animal species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. Lists were created for fish (Fish and Game Code § 5515), amphibians and reptiles (Fish and Game Code § 5050), birds (Fish and Game Code § 3511) and mammals (Fish and Game Code § 4700).

[19] SSC = species of special concern: a species of special concern is a species, subspecies, or distinct population of an animal (fish, amphibian, reptile, bird and mammal) native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria: is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role; is listed as federally-, but not state-, threatened or endangered; meets the state definition of threatened or endangered, but has not formally been listed; is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status; has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status.

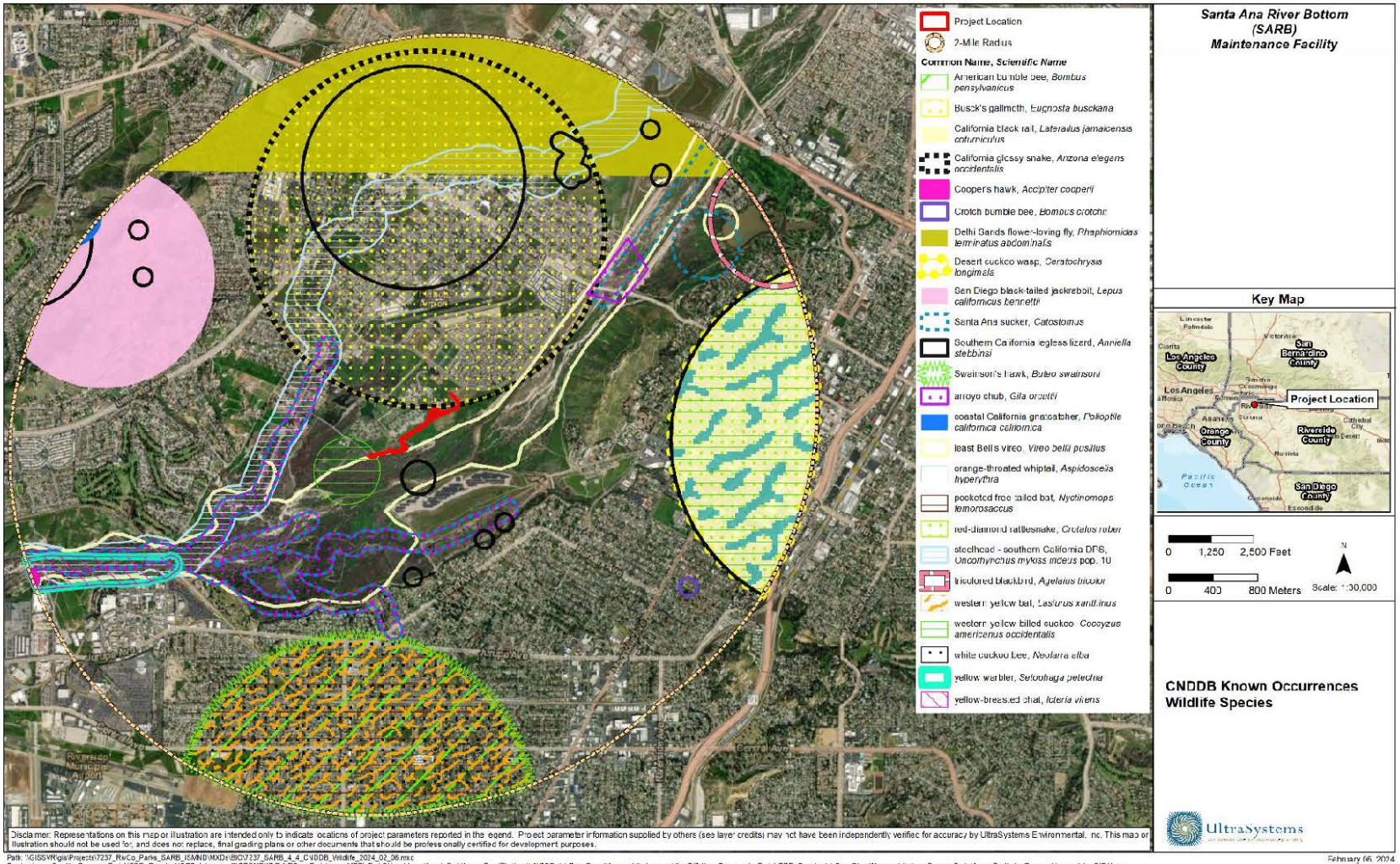
[20] WRCMSHCP: Covered: wildlife species covered under the WRCMSHCP. No further surveys are required.

[21] WL = watch list: consisting of taxa that were previously SSCs, but do not meet SSC criteria. These are species for which there is concern and a need for additional information to clarify status.

[22] SCE = state candidate for listing as endangered: a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed published in the California Regulatory Notice Register as being under review by CDFW for addition to the list of endangered species, or a species for which the Fish and Game Commission has published a notice of proposed regulation to add the species to the list (Fish and Game Code § 2068).

Figure 4.4–3

- **CNDDB KNOWN OCCURRENCES: WILDLIFE SPECIES**



- arroyo chub (*Gila orcuttii*) SSC, MSHCP: Covered
- coastal California gnatcatcher (*Polioptila californica californica*) FT, SSC, MSHCP: Covered
- least Bell's vireo (*Vireo bellii pusillus*) FE, SE[23], MSHCP: Covered Season of Concern: nesting
- orange-throated whiptail (*Aspidoscelis hyperythra*) CDFW WL, MSHCP: Covered
- pocketed free-tailed bat (*Nyctinomops femorosaccus*) SSC
- red-diamond rattlesnake (*Crotalus ruber*) SSC, MSHCP: Covered
- steelhead - southern California DPS (*Oncorhynchus mykiss irideus* population 10) FE, SCE
- tricolored blackbird (*Agelaius tricolor*) ST, SSC, BCC[24], MSHCP: Covered Season of Concern: nesting colony
- western yellow bat (*Lasiurus xanthinus*) SSC, WBWG:H[25]
- western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) FT, SE, MSHCP: Covered (a)
- white cuckoo bee (*Neolarra alba*) CNDDB Special Animals List
- yellow warbler (*Setophaga petechia*) SSC, BCC, MSHCP: Covered
- yellow-breasted chat (*Icteria virens*) SSC, MSHCP: Covered, Season of Concern: nesting; SSC, MSHCP: Covered, Season of Concern: nesting

High Potential to Occur

Blainville's horned lizard (=coast horned lizard). This species occurs in a wide variety of habitat types including coastal sage scrub, annual grassland, chaparral, juniper, oak woodland, riparian woodland and coniferous forest. Areas that contain loose, fine soils with a high sand fraction create suitable habitat. Diet of this species consists of abundance of native ants and small beetles or other insects. Additionally, open areas with limited overstory for basking are required by this lizard. Basking typically occurs in the earlier part of the day on the ground or on elevated surfaces such as rocks. This species relies on camouflage for protection; predators and extreme heat are avoided by burrowing into loose soil. Periods of inactivity and winter hibernation are spent burrowed into the soil under surface objects such as logs, rocks, in mammal burrows, or in crevices. The season of reproduction for the horned lizard varies each year and is dependent on climatic conditions. (Stebbins, 1954).

Cooper's hawk. Cooper's hawks are medium-sized hawks of the woodlands. These raptors are commonly sighted in parks, neighborhoods, over fields, and even along busy streets if there are large trees nearby for perching, and adequate prey species such as other birds and small mammals. They prefer to breed in more densely wooded areas than those that occur in the BSA, such as woodland openings and edges of riparian and oak habitat. Cooper's hawks build nests in pines, oaks, Douglas-firs, beeches, spruces, and other trees (Cornell Lab of Ornithology, 2024). Although this species was determined to have a moderate potential to occur on the project site and the remainder of the BSA,

[23] SE = state-listed as endangered: "endangered species" means a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease (Fish and Game Code § 2062).

[24] BCC = bird of conservation concern: a bird of conservation concern is listed in the USFWS' 2008 Birds of Conservation Concern report. The report identifies species, subspecies, and populations of all migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that, without additional conservation actions, are likely to become candidates for listing under the ESA. While all of the bird species included in the report is priorities for conservation action, the list makes no finding with regard to whether they warrant consideration for ESA listing.

[25] Western Bat Working Group (WBWG) Designations: H = High Priority: These species are considered the highest priority for funding, planning, and conservation actions. These species are imperiled or are at high risk of imperilment.

it is not anticipated that the project would impact Cooper's hawk to a significant degree because this species is relatively adaptive to urbanized settings and related disturbances, and because this species is highly mobile and could utilize other areas outside the BSA for nesting, foraging, and hunting.

***Western spadefoot*.** The western spadefoot coast range is from Point Conception in Santa Barbara County., south to the Mexican border. Elevations of occurrence extend from near sea level to 4,460 feet amsl in the southern Sierra foothills (Jennings and Hayes 1994). This species occurs primarily in grasslands, but occasional populations also occur in valley-foothill hardwood woodlands. Some populations persist for a few years in orchard or vineyard habitats. Adults take insects, worms, and other invertebrates (Stebbins, 1972). Tadpoles consume planktonic organisms and algae, but are also carnivorous (Bragg, 1964) and consume dead aquatic larvae of amphibians, including their own species.

Breeding and egg laying occur almost exclusively in shallow, temporary pools formed by heavy winter rains. Egg masses are attached to plant material, or the upper surfaces of small submerged rocks (Stebbins, 1951). Rainfall is important in the formation and maintenance of breeding ponds. Most surface movements by adults are associated with rains or high humidities at night. During dry periods, the moist soil inside burrows provides water for absorption through the skin (Ruibal et al. 1969; Shoemaker et al. 1969). Dispersal of post-metamorphic juveniles from breeding ponds often occurs without rainfall. Pattern: Grasslands with shallow temporary pools are optimal habitats for the western spadefoot.

Burrowing owl. BUOW is a small, crepuscular, ground-inhabiting owl that is found largely throughout the southern United States (Sibley, 2000). Typical BUOW habitat is open, dry, flat ground or low rolling hills with sparse vegetation and available burrows (Gallagher, 1997). BUOWs spend most of their time on the ground or on low perch sites such as fence posts and dirt mounds. They are generally found in open country, where tree or shrub canopies cover less than 30 percent of the habitat. Typical habitats include annual and perennial grasslands, shortgrass prairies, open agricultural areas (particularly rangelands), desert floors, and vacant lots in residential areas and university campuses. Other habitats include oak savannah; grass, forb, and open shrub stages of pinyon-juniper and ponderosa pine habitat; sandy beaches and coastal dunes; and river bottom lands. BUOWs inhabiting urban landscaped areas may live in vacant fields/lots, pastures, airports, athletic fields, golf courses, cemeteries, city parks, road shoulders, drainage sumps, railroad beds, irrigation ditches, and road cuts (Center for Biological Diversity et al., 2003). The BUOW is primarily a dry grassland species, but it persists and can even thrive in some landscapes that are highly altered by human activity, such as agricultural areas. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows (Shuford et al., 2008). Vegetation cover and height that prevents the owl from observing approaching predators places the BUOW at a severe disadvantage (Center for Biological Diversity et al., 2003). They are the only small owl likely to be seen perched in the open daylight (Sibley, 2000). Nest and roost burrows of the BUOW in California are most commonly dug by California ground squirrels (*Spermophilus beecheyi*), but they may use American badger (*Taxidea taxus*), coyote (*Canis latrans*), and fox dens or holes (CDFG, 2012).

Moderate Potential to Occur in the BSA

- white-tailed kite (*Elanus leucurus*) fully protected, MSHCP: Covered Season of Concern: nesting
- Crotch's bumble bee (*Bombus crotchii*) SCE
- American bumble bee (*Bombus pensylvanicus*) CNDDB Special Animals List
- golden eagle (*Aquila chrysaetos*) fully protected, WL, BCC, MSHCP: Covered, Season of Concern: nesting and wintering
- American peregrine falcon (*Falco peregrinus anatum*) fully protected, MSHCP: Covered Season of Concern: nesting
- least Bell's vireo (*Vireo bellii pusillus*) FE, SE, MSHCP: Covered Season of Concern: nesting
- coastal California gnatcatcher (*Polioptila californica californica*) FT[26], SSC, MSHCP: Covered
- yellow warbler (*Setophaga petechia*) SSC, BCC, MSHCP: Covered
- western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) FT, SE, MSHCP: Covered (a)
- yellow-breasted chat (*Icteria virens*) SSC, WRCMSHCP: Covered, Season of Concern: nesting
- southwestern willow flycatcher (*Empidonax traillii extimus*) FE, SE, MSHCP: Covered (a), Season of Concern: nesting
- orange-throated whiptail (*Aspidoscelis hyperythra*) CDFW WL, MSHCP: Covered
- California glossy snake (*Arizona elegans occidentalis*) SSC, MSHCP: Covered
- southern California legless lizard (*Anniella stebbinsi*) SSC, MSHCP: Covered
- San Bernardino kangaroo rat (*Dipodomys merriami parvus*) FE, SCE, SSC, MSHCP: Covered (c)
- Stephen's kangaroo rat (*Dipodomys stephensi*) FT, ST, MSHCP: Covered
- greenest tiger beetle (*Cicindela tranquebarica viridissima*) CNDDB Special Animals List
- northern harrier (*Circus hudsonius*) SSC, BCC, MSHCP: Covered Season of Concern: breeding
- loggerhead shrike (*Lanius ludovicianus*) SSC, BCC, MSHCP: Covered Season of Concern: nesting
- prairie falcon (*Falco mexicanus*) WL, BCC, MSHCP: Covered, Season of Concern: nesting
- California horned lark (*Eremophila alpestris actia*) WL, MSHCP: Covered
- Lawrence's goldfinch (*Spinus lawrencei*) BCC
- western mastiff bat (*Eumops perotis californicus*) SSC, WBWG:H, MSHCP: Covered
- Yuma myotis (*Myotis yumanensis*) CNDDB Special Animals List, WBWG:L[27]
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) SSC, MSHCP: Covered (c)

No special-status wildlife species were observed during the biological field survey. However, the BSA provides suitable habitat to potentially support several special-status wildlife species, including burrowing owl **[PLACEHOLDER FOR BURROWING OWL]**, least Bell's vireo, coastal California gnatcatcher, southwestern willow flycatcher, San Bernardino and Stephen's kangaroo rats, and Yuma myotis. With the exception of burrowing owl, habitat for these species is in the southern and southwestern sections of the BSA, and project construction would not be likely to impact these species.

[26] FT = federally listed as threatened: any species of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future.

[27] WBWG L = Low Priority: most of the existing data support stable populations of the species, and that the potential for major changes in status in the near future is considered unlikely.

Many bird and bat species are anticipated to occur only as flyover species (present on the project site only for occasional forging or passage) and would likewise not be impacted by project construction and operation.

The project has the potential to significantly impact burrowing owl through loss of habitat or take of individuals unless mitigation is implemented. Mitigation measure **BIO-5**, *MSHCP Burrowing Owl Survey*, requires a qualified biologist to conduct a burrowing owl survey pursuant to the Burrowing Owl Survey Instructions for the MSHCP. If burrowing owls are found in the BSA and may be impacted by project construction, mitigation measure **BIO-6**, *BUOW Mitigation and Monitoring Plan* [MMP], required the preparation of an MMP that will detail measures that must be implemented to minimize impacts to burrowing owl during construction of the project. The MMP will include avoidance and minimization measures per the CDFG Staff Report on Burrowing Owl Mitigation (Staff Report; CDFG, 2012).

Potential impacts to additional special-status wildlife species may occur unless mitigation is implemented. Mitigation measures **BIO-2**, **BIO-3**, and **BIO-4** will work to minimize or avoid potential impacts to special-status and common wildlife species.

Impacts to special-status wildlife species would be less than significant after implementation of mitigation.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. The MBTA was reformed in 2004 by stating the MBTA applies only to migratory bird species that are native to the United States or U.S. territories, and that a native migratory bird species is one that is present as a result of natural biological or ecological processes.

Project construction would result in potential direct and indirect impacts to nesting and foraging behavior pf birds protected by the MBTA. Tree removal or trimming of onsite trees could directly impact breeding birds by causing the destruction of nests within those trees. Another potential direct impact would be the conversion of onsite vegetated areas, which support prey species such as small birds and mammals, to developed areas, resulting in the loss of foraging habitat. Birds may also be impacted if work crews handle birds' nests or wildlife while on the project site. Noise and dust generated by construction activities would indirectly impact foraging and nesting behavior. Another indirect impact may be contact with toxic liquids such as oil or gas that leak from machinery and which could contaminate soil surfaces or temporary onsite water sources. Cooper's hawks or other wildlife species could come into contact with these contaminated soils or waters either through direct contact or by consumption of prey species that have contacted contaminated soils or waters.

The BSA contains large trees and other physical features that could potentially provide foraging, nesting, and cover habitats to support a diverse assortment of bird species (year-round residents, seasonal residents, and migrants). A majority of the birds observed during the field surveys, and other birds that could potentially breed within the BSA, are protected by the MBTA and Fish and Game Code § 3503, § 3503.5, and § 3513.

Migratory birds are 1) present in the BSA or 2) are anticipated to breed and nest in the BSA, and mitigation would be required to avoid significant impacts to breeding and nesting birds. Mitigation

measure **BIO-7**, *Preconstruction Breeding Bird Surveys*, would require that pre-construction breeding bird surveys be conducted by a qualified biologist during specific timeframes, and that areas within the BSA where breeding or nesting activity is observed be buffered from and avoided by construction activity until the qualified biologist determined the nesting cycle to be complete and removes the buffers. With implementation of BIO-7, impacts to breeding and nesting birds would reduce potential impacts to a less than significant level.

Level of Significance After Mitigation

Less Than Significant. With implementation of mitigation measures **BIO-1** through **BIO-7,** the project would have less than significant impacts, either directly or through habitat modifications, to special-status plant and wildlife species.

b) Would the project 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 U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated

Land Cover Types

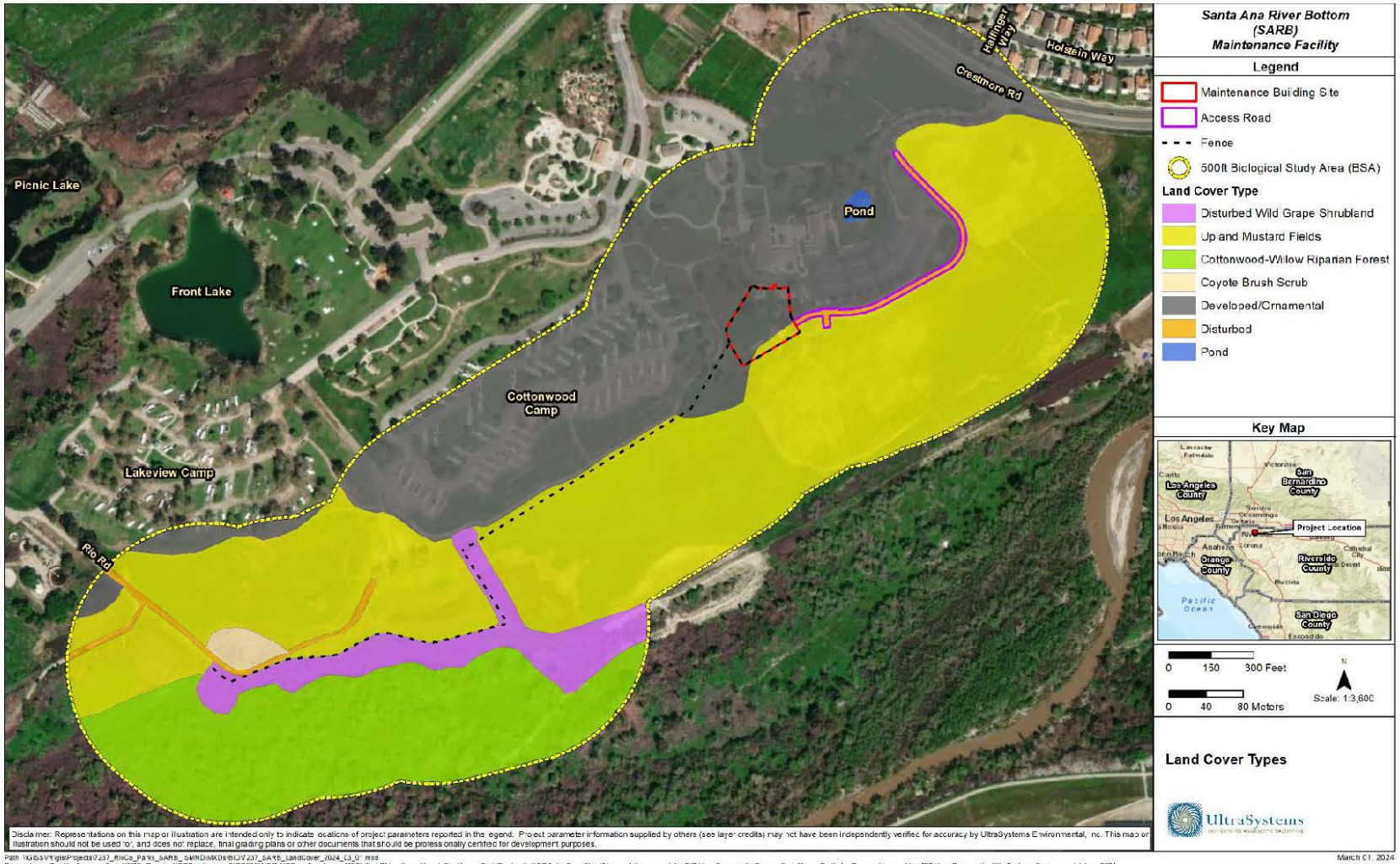
The land cover types mapped in the BSA are described below. Two of the land cover types, cottonwood willow riparian forest and disturbed wild grape shrubland, are identified as sensitive natural communities in the California Department of Fish and Wildlife's (CDFW's) *California Sensitive Natural Communities List* (CDFW, 2023a; see **Figure 4.4.4**).

Disturbed wild grape shrubland. This land cover fits the *Vitis arizonica - Vitis girdiana* Shrubland Alliance classification described in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) and the riparian scrub (Holland Code: 63300) classification in *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). This natural community is considered sensitive by CDFW. This community is typically found along seasonally and temporarily flooded streams, levee banks, and other riparian areas; around springs and steep rocky seeps on alluvial soils (CNPS, 2024b). In the BSA, this land cover was observed in a disturbed state and is characterized by dominance of desert wild grape (*Vitis girdiana*).

Upland mustard fields. In the BSA, this land cover is characterized by the co-dominance of black mustard (*Brassica nigra*) and short-podded mustard (*Hirschfeldia incana)*. This land cover fits the upland mustards or star-thistle fields (*Brassica nigra - Centaurea* [*solstitialis, melitensis*] Herbaceous Semi-Natural Alliance classification described in *A Manual of California Vegetation Second Edition (*Sawyer et al., 2009) and the non-native grassland (Holland Code: 42200) classification in *Preliminary Descriptions of the Terrestrial Communities of* California (Holland, 1986). Upland mustard fields are not considered sensitive by CDFW (CDFW, 2023).

Cottonwood-willow riparian forest. In the BSA, this land cover is characterized by the co-dominance of Fremont cottonwood (*Populus fremontii*) and willow (*Salix* spp.). This land cover was mapped in the south-southeast segment of the BSA and was not mapped onsite. This land cover fits the *Populus fremontii - Fraxinus velutina - Salix gooddingii* Forest & Woodland Alliance classification as described

Figure 4.4–4
LAND COVER TYPES



in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) and the southern cottonwood willow riparian forest (61330) classification in *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). This land cover is considered sensitive by CDFW (CDFW, 2023).

Coyote brush scrub. In the BSA, this natural community is characterized by the dominance of coyote brush (*Baccharis pilularis*). This land cover fits the coyote brush scrub (*Baccharis pilularis* Shrubland Alliance) classification in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) and the coastal scrub (Holland Code: 32200) classification *in Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). This community typically occurs on coastal bluffs, terraces, stabilized dunes of coastal bars, spits along the coastline, river mouths, stream sides, open exposed slopes, ridges, gaps in forest stands. Soils are variable, and typically sandy to relatively heavy clay (CNPS, 2024b). This land cover was mapped in the southwest segment of the BSA. This community is not considered sensitive by CDFW (CDFW, 2023).

Developed/Ornamental: Developed/ornamental land cover includes areas that often support man-made structures and ornamental landscaping consisting of non-native plant species in parks, gardens and yards. In the BSA, this land cover type contains areas developed with buildings, paved areas and landscaped areas with ornamental vegetation. Ornamental plants are those propagated for aesthetic purposes, typically in landscape design projects and gardens. Various disturbed areas with ornamental trees were also included in this land cover. Ornamental trees observed within the BSA include Peruvian pepper tree (*Schinus molle*) and flame tree (*Brachychiton acerifolius*). This land cover is not considered a vegetation community and is not noted on the *Sensitive Natural Communities List* (CDFW, 2023). Developed/ornamental land cover does not fit any classification described in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) or *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986).

Disturbed: The disturbed land cover type is characterized by areas that are either barren (lacking vegetation) or contain low-lying ruderal vegetation including native and non-native shrubs, forbs, and/or grasses. These disturbed areas often contain highly compacted soils, which do not support substantial vegetative cover. Weed abatement activities such as disking and mowing throughout disturbed areas with vegetation adversely affect habitat value by reducing vegetative cover. Vegetation within the disturbed land cover primarily consists of non-native annual grass and forb species. Disturbed land cover does not fit any classification described in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) or *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). Disturbed land cover is not considered a natural community and is therefore not indicated on the *Sensitive Natural Communities List* (CDFW, 2023). This land cover is not considered sensitive.

Pond. There is a pond in the northwest segment of the BSA, which is mapped in the NWI as Freshwater Pond (USFWS, 2024b). This land cover is not considered a vegetation community and is not noted on the *Sensitive Natural Communities List* (CDFW, 2023). This land cover does not fit any classification described in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) or *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986).

Table 4.4-1
LAND COVER TYPES

Land Cover Type	Acrea in BSA	Acres in Project Site
Disturbed wild grape shrubland	4.92	0
Upland mustard fields	45.22	0.15
Cottonwood-willow riparian forest	16.52	0
Coyote brush scrub	0.64	0
Developed/Ornamental	38.05	0.92
Disturbed	1.25	0.53
Pond	0.20	0
TOTAL	**106.79**	**1.60**

The BSA contains two sensitive natural communities (CDFW, 2023) These natural communities would not incur significant direct impacts because they will not be removed as a result of the project. Direct impacts to these non-sensitive plant communities do not meet or exceed the significance thresholds.

Construction of the project could result in indirect impacts to sensitive vegetation communities. These anticipated indirect impacts meet or exceed significance thresholds because they are directly adjacent to the project site and could undergo hydrological interruption, vibration resulting in disruption of root systems, disruption in photosynthetic processes due to increased dust, or other disturbances.

Impacts of construction and project development on these sensitive natural communities would be minimized to a less than significant degree through implementation of **BIO-2** through **BIO-4,** which would require general vegetation avoidance measures, require the presence of a biological monitor onsite to monitor project activities that result in vegetation removal, and the establishment of project limits and designated areas.

Level of Significance After Mitigation

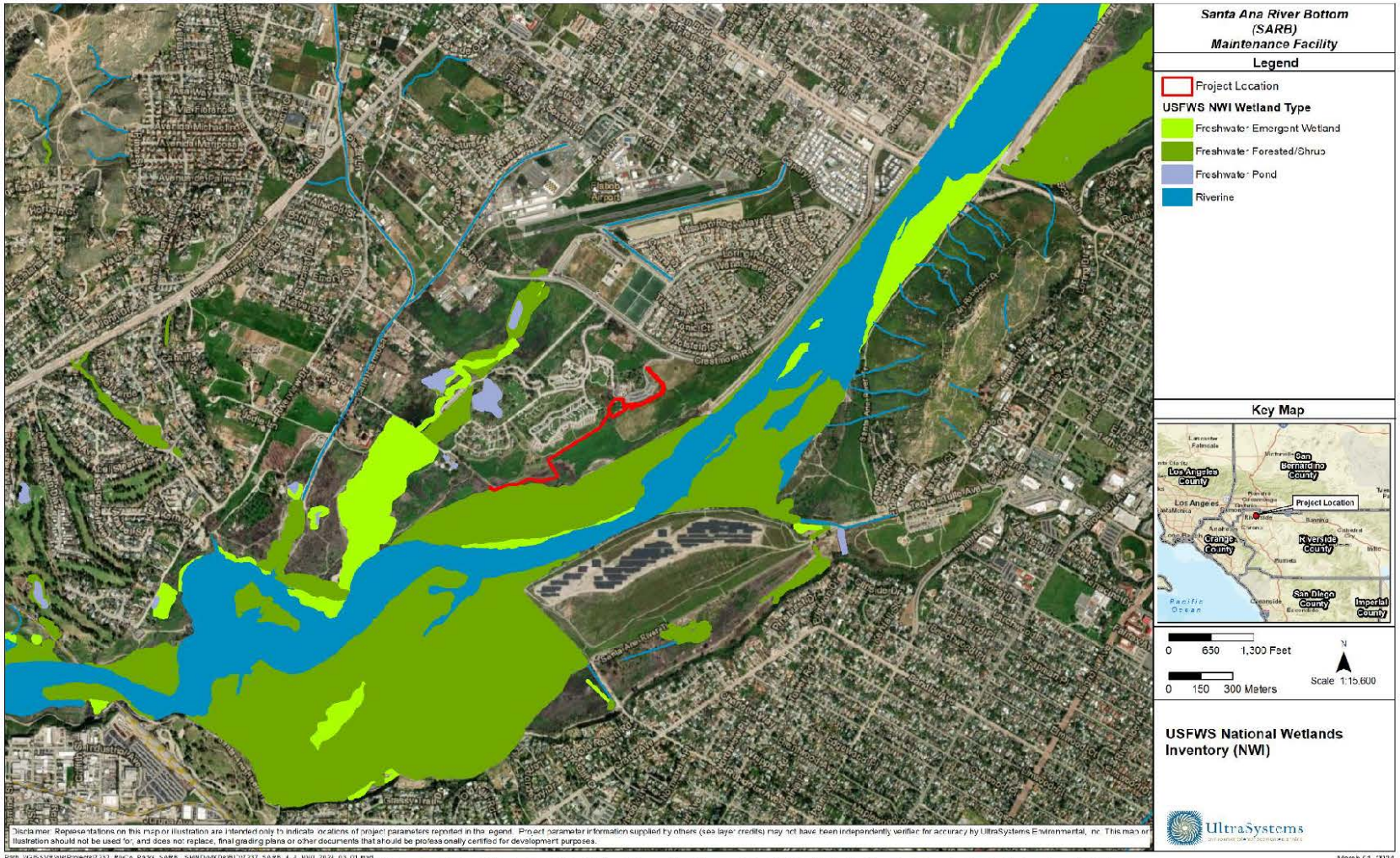
Less Than Significant. With implementation of mitigation measures **BIO-2** through **BIO-4**, the project would have less than significant impacts, either directly or through habitat modifications, to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact

Areas adjacent to the southwest project boundary contain freshwater forested shrub/wetland, as mapped by the National Wetlands Inventory (NWI; USFWS, 2024b). This wetland is a riparian area,

Figure 4.4–5
USFWS NATIONAL WETLANDS INVENTORY (NWI)



which is the transition zone between fully terrestrial and fully aquatic systems. Riparian areas include streambanks, floodplains, wetlands and other systems near bodies of water. A field investigation for wetlands and other waters of the U.S. or State determined that the project site does not contain drainages with a definable bed, bank, channel, or evidence of an ordinary high-water mark. Wetland hydrology, wetland soils, and wetland plants were not observed on the project site. It was determined that state or federal protected wetlands and other waters do not occur on the project site, but wetlands do occur in the southwest segment of the BSA (offsite). The fencing will be installed directly adjacent to this riparian area as part of the project.

The project, as currently designed, is not anticipated to result in impacts to state- or federal-protected wetlands. Implementation of mitigation measures would further minimize potential project-related impacts to protected wetlands.

Implementation of **BIO-4,** discussed in **Section 4.4 a),** would establish project limits and designated areas to ensure that the project activities do not encroach on this riparian area. Implementation of **BIO-8**, Construction Best Management Practices, would ensure that equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into wetland and riparian areas (or other sensitive habitat), and requires that water pollution and erosion control plans shall be developed and implemented in accordance with SWRCB requirements (see **Section 4.10**).

Level of Significance After Mitigation

The project is not anticipated to result in significant impacts to protected wetlands and waters, including riparian areas; however, implementation of mitigation measures **BIO-4** and **BIO-8** would further reduce potential impacts to these protected areas. Impacts would be less than significant.

d) Would the project 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?

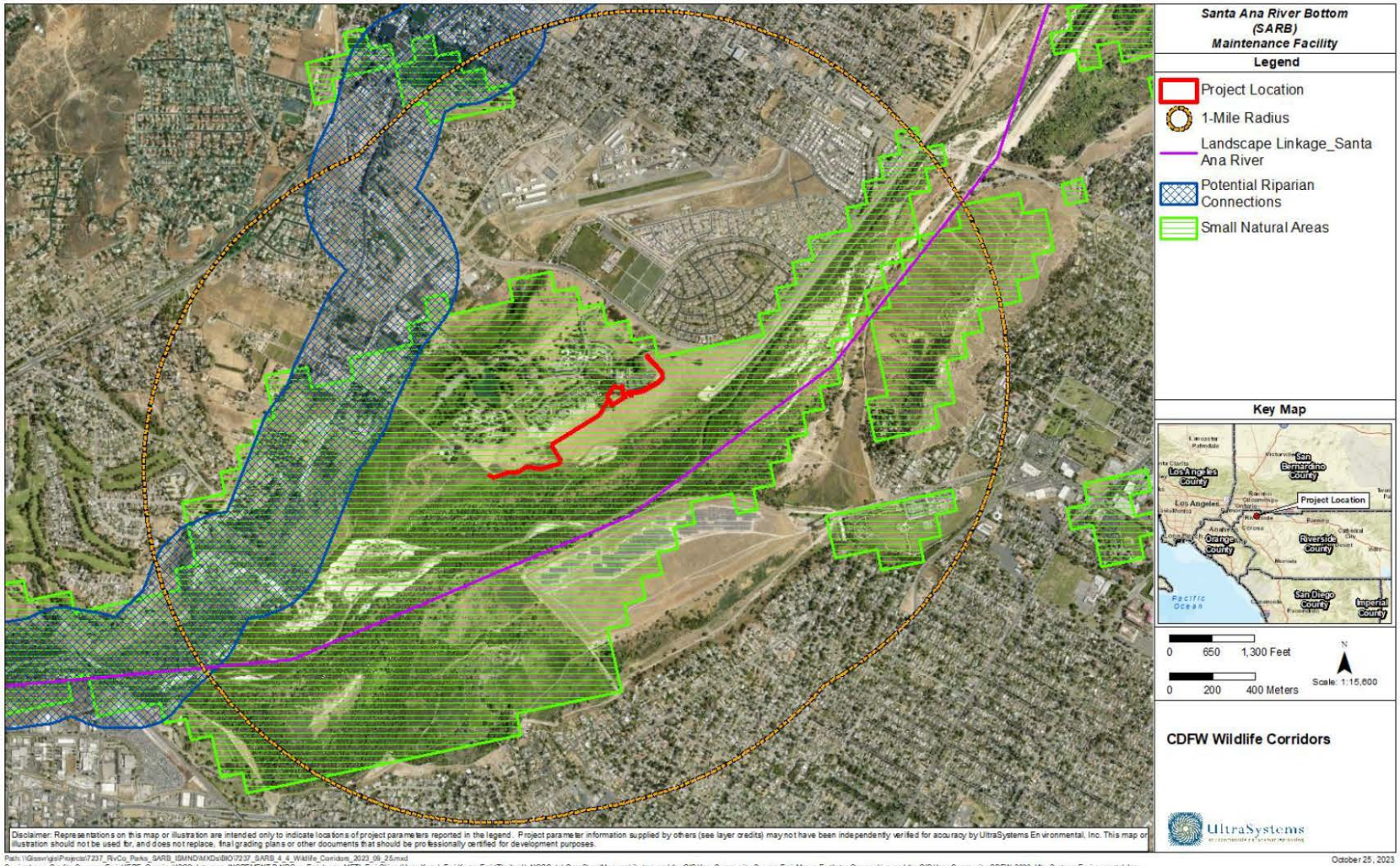
Less than Significant

The project site is located within a CDFW Small Natural Area (CDFW, 2024). The project does not overlap with CDFW Natural Landscape Blocks or Essential Connectivity Areas, but a CDFW Potential Riparian Connection crosses through the western edge of the BSA. (see **Figure 4.4-5)**.

Construction of the proposed project would result in impacts to the CDFW Small Natural Area by interfere with the movement of native resident or migratory wildlife species, but these impacts are anticipated to be minor. Construction of the fencing described in **Section 3.2.5** of this document could hinder north-south wildlife movement between the Santa Ana River and open areas west and north of the project site; however, review of aerial imagery determined that sufficient space exists northeast and west of the project site to allow continued movement of wildlife between the natural areas and riparian corridors shown in **Figure 4.4-5** and open space outside the BSA. The project would not substantially interfere with the movement of any native resident or wildlife species, or with established wildlife corridors. Impacts would be less than significant.

Habitat for migratory fish species was not observed in the BSA. The southern portion of the BSA may contain native wildlife nursery sites (e.g., bat colonies or maternity roosts), but wildlife nursery sites

Figure 4.4–6
CDFW WILDLIFE CORRIDORS



were not observed at the time of the surveys, and it is anticipated that the project would result in less than significant impacts to native fish habitat and wildlife nursery sites.

Implementation of mitigation measures **BIO-2** through **BIO-4** would further reduce potential impacts to impacts wildlife corridors to a less than significant level by requiring wildlife and vegetation avoidance and protection measures, requiring the presence of a biological monitor onsite to monitor project activities, and by establishing project limits and designated areas.

Level of Significance After Mitigation

Less Than Significant. The project would have less than significant impact to wildlife movement corridors, native fish habitat, or wildlife nursery sites. With implementation of mitigation measures **BIO-2** through **BIO-4** would further reduce potential impacts.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

The project is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The City of Jurupa Valley currently has not implemented tree protection and/or removal guidelines through the City Municipal Code.

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

Less Than Significant with Mitigation Incorporated

USFWS-designated critical habitat for the Santa Ana sucker and least Bell's vireo are immediately south and west of the BSA (see **Figure 4.4-7**); however, neither the BSA nor the project site are located within these areas, and project activities are not anticipated to conflict with critical habitat for these species.

The project site is located within the Jurupa Area plan of the MSHCP. Each project located within the plan area must be consistent with the MSHCP. **Table 4.4-1** provides a list of MSHCP conditions that were considered for this analysis (RCA, 2024).

Figure 4.4–7
USFWS CRITICAL HABITAT

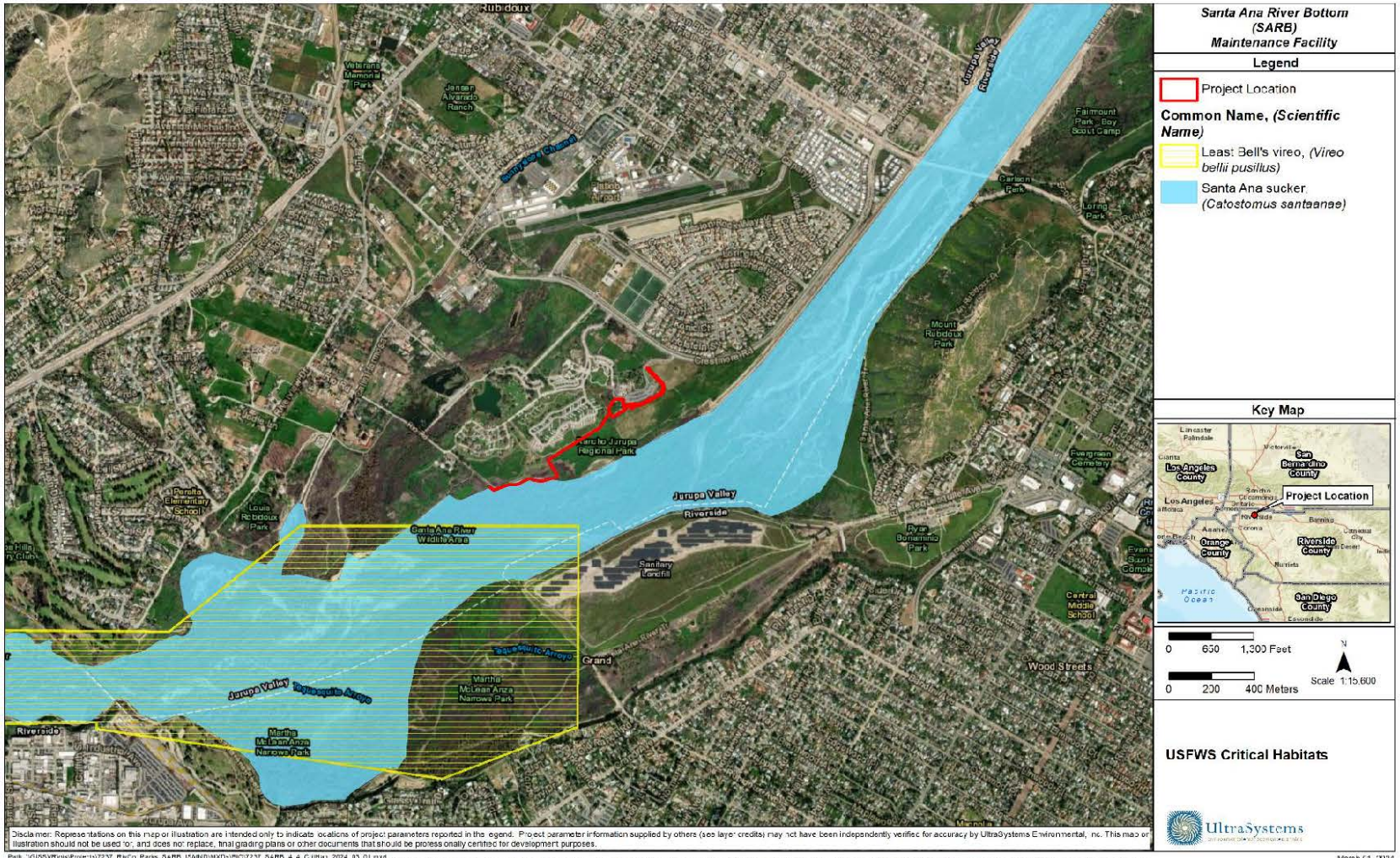


Table 4.4-2
MSHCP PROJECT REVIEW CHECKLIST

MSHCP Conditions	Yes	No
Are riverine/riparian/wetland habitats or vernal pools present?	✓	
Is the project located in Narrow Endemic Plant Species Survey Area?	✓	
Is the project located in a Criteria Area or Public/Quasi-Public Land?	✓	
Is the project located in Criteria Area Amphibian Survey Area?		✓
Is the project located in Criteria Area BUOW Survey Area?	✓	
Is the project located in Criteria Area Mammal Survey Area?		✓
Is the project located in or adjacent to MSHCP Conservation Area(s)?		✓

Source: RCTLMA 2006.

MSHCP Criteria Areas/Criteria Cells/Conservation Areas

UltraSystems biologists used GIS software to determine the project site's location in relation to applicable MSHCP Core or Linkage, Area Plan Subunit and Cell or Cell Group, and specific survey areas for plant and wildlife. Biologists also reviewed the project property's APNs in the RCA MSHCP Information Map Report to determine the location of Conservation Areas in the vicinity of the BSA (RCA, 2024; Dudek and Associates, 2003).

The project site is within the Jurupa Valley Area Plan of the MSHCP. The project site is not located within an existing or proposed Core or Linkage. Existing Core A, comprised of Prado Basin and the Santa Ana River, is the nearest MSHCP Core to the project site (RCA, 2024). Criteria Cells 443 and 534, which are part of the Santa Ana River-South Subunit, are approximately 0.4 miles east and south from the project, respectively. No impacts are anticipated to occur to this Criteria Cell as a result of project operations.

Narrow Endemic Plants

The project is located within the Narrow Endemic Plant Survey Areas for San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia stellaris*), and San Miguel savory (*Clinopodium chandleri*). The project would be consistent with Section 6.1.3 of the MSHCP after implementation of mitigation measure **BIO-1**, which requires the performance of a focused botanical survey, which would include Narrow Endemic Plants, as required by the MSHCP. Additionally, implementation of **BIO-2** through **BIO-4** would further reduce potential impacts to special-status plants. These measures would require general vegetation avoidance measures, require the presence of a biological monitor onsite to monitor project activities that result in vegetation removal, and the establishment of project limits and designated areas. Impacts would be less than significant after implementation of these mitigation measures.

Wildlife Species

There is suitable habitat in the BSA to support several MSHCP Covered, Covered (a), and Covered (c) wildlife species (see **Section 4.4 a**]). However, focused surveys are not required for Covered Species,

and focused surveys are only required for Covered (a) and Covered (c) species if the project is within the survey areas depicted in Section 6.3.2 of the MSHCP, or as part of wetland mapping.

Species that were determined to have a high or moderate potential to occur in the BSA, but are MSHCP Covered Species, do not require additional surveys. Thus, focused surveys are not required for Blainville's horned lizard, southern California legless lizard, least Bell's vireo, coastal California gnatcatcher, white-tailed kite, golden eagle, American peregrine falcon, prairie falcon, western spadefoot, western mastiff bat, northern harrier, Cooper's hawk, yellow warbler, California glossy snake, orange-throated whiptail, California horned lark, loggerhead shrike, Stephen's kangaroo rat, and Los Angeles pocket mouse.

MSHCP Covered (a) species that were determined to have a moderate potential to occur in the BSA include western yellow-billed cuckoo and yellow-breasted chat. Surveys for these species may be required as part of wetlands mapping, but are not otherwise required.

MSHCP Covered (c) Species that were determined to have a moderate potential to occur include Los Angeles pocket mouse and San Bernardino kangaroo rat. Surveys for MSHCP Covered (c) Surveys are only required within locations shown on survey maps in Section 6.3.2 of MSHCP. The project is not within these locations depicted, and therefore focused surveys are not required for Los Angeles pocket mouse and San Bernardino kangaroo rat.

Suitable burrowing owl habitat was identified onsite, as discussed in **Section 4.4 (a).** In accordance with guidelines of the MSHCP, **MM BIO-5** and **BIO-6** would be implemented to minimize or avoid impacts to this MSHCP-Covered (c) species, as the project is within an MSHCP Survey Area for BUOW (RCA, 2024). These measures require the performance of BUOW surveys, and the development of a BUOW MMP. After the implementation of mitigation measures **BIO-5** and **BIO-6,** impacts to MSHCP wildlife species would be less than significant.

Vernal Pools

The BSA was assessed for areas meeting the MSHCP's definition of vernal pools and fairy shrimp habitat during the habitat assessment and other field surveys. It was determined that the BSA does not contain vernal pools or wetlands that could support fairy shrimp. Listed fairy shrimp, such as the Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and vernal pool fairy shrimp, are not expected to be present within the BSA. The project is consistent with Section 6.1.2 in the MSHCP. There were no Narrow Endemic Plant Species or species subject to the Additional Survey Needs and Procedures observed. The project is consistent with Section 6.1.2 and Section 6.1.3 of the MSHCP.

Riparian Areas

Riverine features may include features that are natural in origin as well as past natural features that have been heavily modified and/or redirected and can include features indirectly created through man-made manipulation of the landscape, including channelization of a historic riverine feature. If these features are connected to nearby downstream resources that are either existing or described conservation lands, they are considered to be riverine.

The MSHCP defines Riparian/Riverine areas as *lands which contain Habitat dominated by trees, shrubs, persistent or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year*. The BSA was assessed for areas meeting the MSHCP's definition of Riparian/Riverine Areas

during the field survey. It was determined that the southwest segment of the BSA contains MSHCP Riparian/Riverine Areas. The project would be consistent with MSHCP Section 6.1.2 after implementation of **BIO-4**, which would establish project limits and designated areas to ensure that the project activities do not encroach upon this riparian area. Implementation of **BIO-8** would ensure that equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats and that water pollution and erosion control plans shall be developed and implemented in accordance with SWRCB requirements.

Public/Quasi Public Lands

The project is located within Public/Quasi-Public Lands (RCA, 2024). Covered Activities which result in alterations of Public/Quasi-Public Lands are required to be mitigated by locating and acquiring or otherwise encumbering replacement acreage at a minimum ratio of 1:1, taking into account direct and indirect effects in these locations. An equivalency analysis comparing effects versus benefits is to be considered. Mitigation lands will be considered part of the MSHCP Conservation Area. The process that includes replacement of Public/Quasi-Public Lands with lands of equivalent or superior biological value in accordance with the process is described in the MSHCP; the resource agencies that are signatories to the MSHCP will have opportunity for review and concurrence.

Other Potential Impacts to MSHCP Biological Resources

The existing conditions in the BSA were evaluated. It was determined that the species listed in Section 6.1.2 of the MSHCP have a low potential to occur or are not expected to occur. It is not anticipated that the project would significantly impact these species.; therefore, the project is consistent with Section 6.1.2 in the MSHCP. Mitigation is not required.

Level of Significance After Mitigation

With implementation of mitigation measures **BIO-4** and **BIO-8,** the proposed project would have less than significant impacts to MSHCP biological resources.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Information from UltraSystems' Cultural Resources Inventory Report, dated January 25, 2024 (see **Appendix D1**), prepared for the Santa Ana River Bottom Maintenance Facility, Riverside County Regional Park and Open-Space District (RivCo Parks) has been included within this section.

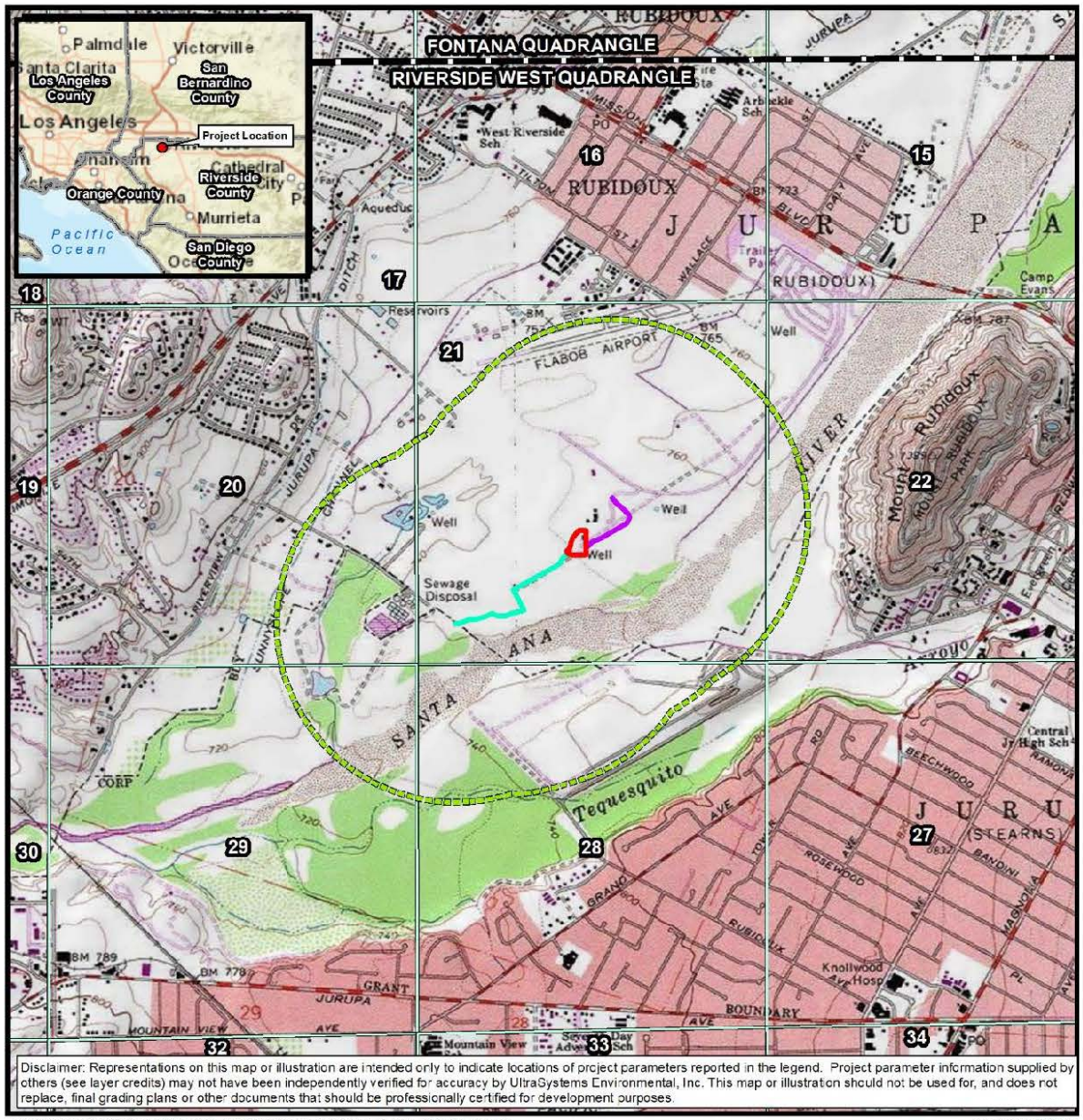
4.5.1 Methodology

A cultural resources inventory was requested September 20, 2023 for the Santa Ana River Bottom Maintenance Facility Project site (**Figure 4.5-1,** *Topographic Map*) that would include a California Historic Resources Inventory System (CHRIS) records and literature search at the Eastern Information Center (EIC) at the University of California at Riverside. The EIC records search was received November 14, 2023. Additionally, a request was made to the Native American Heritage Commission (NAHC) to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribal organizations to contact. The NAHC request was made on September 20, 2023, and a reply was received on November 14, 2023; letters were sent to the listed tribes on November 12 and 22, 2023 and follow-up telephone calls were conducted following conclusion of the 30-day response period on December 27, 2023. A pedestrian field survey of the project site was conducted on December 12, 2023.

4.5.2 Existing Conditions

As noted, a cultural resources records search was requested from the EIC, the local California Historical Resources Information System facility, on September 20, 2023, and the results were received November 14, 2023. No prehistoric or historic cultural resource sites are listed for the project parcel. One prior survey included the project parcel, with negative results for the immediate area (See **Section 4.1** and **Tables 4.1-1** and **Table 4.1-2** in **Appendix D1**). The pedestrian field survey undertaken for this project noted the presence of historical irrigation features in the area which would not be effected by project construction (see **Section 4.3** in **Appendix D1**), but was negative for prehistoric resources.

Figure 4.5-1
TOPOGRAPHIC MAP



4.5.3 Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

No Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in Code of Federal Regulations Title 36 Section 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of an historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

With no historical sites or features located within the project boundary, there would be no substantial adverse change in the significance of a historical resource pursuant to in § 15064.5, and therefore the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of

its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person.

The past singular use of the project site for agriculture suggests that ground on the project site has been minimally disturbed, with the native surface soil remaining. The cultural resources investigation conducted by UltraSystems, which included a CHRIS records search of the project site and buffer zone, a search of the SLF by the NAHC, and pedestrian field survey, suggests there is a low potential for undisturbed unique archeological resources to exist on the project site.

Based on the EIC cultural resources records search, it was determined that there are no prehistoric or historic cultural resources previously recorded within the project site boundary. Within the 0.5-mile buffer, there have been four recorded resources, one of them prehistoric and three in the historic-era. **Table 4.1-1** in **Appendix D1** summarizes these resources. The three historic-era resources consist of trash scatters and a past farm complex (see **Appendix D1**, **Table 4.1-1**).

The three historic sites are: P-33-003353 (CA-RIV-03353-H), P-33-003354 (CA-RIV-03354-H), and P-33-013436 (CA-RIV-07463). P-33-003353 (CA-RIV-03353), is located immediately west of the entrance of Jurupa Regional Park and approximately 2,500 feet west of the SantaAna River. The site consists of a scatter of domestic debris that have been spread by cultivation, consisting of one earthenware molded-edge plate, 10 fragments of decal-decorated porcelain; 40 white-glazed earthenware fragments; 30 fragments of undecorated porcelain; and five fragments of Asian porcelain with blue-on-white decoration. The site also includes fragments of glassware, earthenware, and of metal.

P-33-003354 is located south of Jurupa Regional Park approximately 500 feet west of the Santa Ana River. The site was called the "China Gardens" because "reported Chinese occupation and farming" here (Hampson et al. 1987:1). According to an informant's describe there had been houses and two barns in 1938 but these were no longer present during the survey. The artifacts that were observed consisted of a Chinese wine bottle and earthenware food jars, a small medicine bottle, a clear perfume bottle and a 5 ft. wood front axle and tongue from wagon. The third historic site, P-33-013436, is located along the southern edge of Flabob Airport approximately 2,500 feet west of the Santa Ana River and 0.4 mile north of Jurupa Regional Park. This is an early 20th century habitation/refuse site consisting of three archaeological features. Feature 1 is an historic refuse scatter- in a 200 ft. by 300 ft. area consisting of building material (bricks), "hotel ware" plates, saucers and cups, a medicine bottle, stoneware jars and vessel for food; glass fragments; and various domestic animal bones associated with domestic use in the early 20th century; Feature 2 consists of two Pepper trees in the middle of the site; and Feature 3, a vertical irrigation standpipe possibly used to irrigate pastures for cattle grazing, Features 1 and 2 are likely related to an early 20th century habitation and farming site while Feature 3 is associate with mid- to late- 20th century cattle ranching.

The fourth resource, P-33-013437, contains both prehistoric and historic features. This site is located along the southern edge of Flabob Airport approximately 2,500 feet west of the Santa Ana River and 0.4 mile north of Jurupa Regional Park. Also known as Site ACS-LR-2, is a Multi-Component site consisting of a Late Prehistoric Campsite and a Late 19th to Early 20th Century Asian Habitation/Refuse Site. The pre-historic feature consists of a large, dispersed scatter of approximately 40 Native American ceramics. A majority of these ceramics exhibited a smooth surface, though some were coarser and one sherd contained impressions that may represent a basket; there was also a single quartz groundstone that had been ground and polished. The historic feature consisted of an Asian or Asian-American Component. This was a small, relatively concentrated scatter of Asian ceramics and glass artifacts including a medicine bottle and utilitarian

stoneware ceramics used for shipping foodstuffs; this scatter was estimated to date between the 19th and early 20th century.

There have been twelve previous cultural resource studies that are associated with the project area. Of those studies, one (RI-02307) included a portion of the current project's APE, (**Appendix D1**, **Table 4.1-2**). This study surveyed 11,815 acres and 43 km along the Santa Ana River in Riverside and San Bernardino counties, identifying a total 17 resources in that study area both historic and prehistoric. The survey was conducted in the Santa Ana River drainage between the cities of Mentone to the north and Norco to the south to identify, document, evaluate and record any prehistoric or historic resources. It did not locate any cultural resources within the current project site.

The 11 other studies took place outside the project site APE but within the 0.5-mile buffer. These consisted predominantly of archaeological assessments for various utility projects, residential developments and the Jurupa County Park. Nine of these reports identified cultural resources, but only two recorded cultural resources within the current project's 0.5-mile buffer zone – RI-02307 and RI-04715. (See **Appendix D1**, **Table 4.1-2.)**

A NAHC SLF search was conducted on and within a half-mile buffer around the project site. The NAHC letter of November 14, 2023 was negative for the presence of traditional cultural property within this area. Forty-one representatives of 21 Native American tribes were contacted requesting a reply if they have knowledge of cultural resources in the area that they wished to share and asking if they had any questions or concerns regarding the project. These tribes included:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Gabrielino Band of Mission Indians – Kizh Nation
- Gabrielino/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Nation
- Gabrielino-Tongva Tribe
- Los Coyotes Band of Cahuilla and Cupeno Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseño Indians
- Torres-Martinez Desert Cahuilla Indians

There were six direct responses to the letters and emails. Luz Salazar, cultural resources analyst on behalf of Patricia Garcia, Director of Historic Preservation for the Agua Caliente Band of Cahuilla Indians. Ms. Salazar indicated that there are two historic village sites near the project site that are collectively known as "Spring Rancheria". In light of this resource ss, she stated that the tribe requests a qualified archaeologist for the cultural resources inventory of the project area prior to any development taking place. Ana Rios, administrative assistant, responding on behalf of Chairperson Amanda Vance of the Augustine Band Cahuilla Mission Indians, email included a letter stating that the tribe is "unaware of specific cultural resources that may be affected by the proposed project; however, in the event, you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation." Chairperson Sandonne Goad of the Gabrielino-Tongva Nation provided a stating that the Tribe is very concerned about the "APE and soil disturbance" at this project. She also noted that the APE is within a mile of a known ceremonial

site, and a village site just outside of the 0.5 mile APE radius. In addition, Chairperson Goad mentioned that the Tribe would like to be kept updated about any discovered historical resources. Dorothy Willis on behalf of Ray Chapparosa, Chairperson for Los Coyotes Band of Cahuilla and Cupeno Indians, stated that tribe would refer to the local tribe of the project area. Eunice Ambriz in behalf of Alexandra McCleary, Cultural Lands Manager of the San Manuel Band of Mission Indians. Ms. Ambriz stated that the tribe has no concerns over the project site. Gary Resvaloso of the Torres-Martinez Desert Cahuilla Indians email stated that if the tribe had any questions or concerns to feel free to contact the tribe and directed his message to Abraham Becerra. There was an automatic email response from Ms. Cheryl Madrigal, THPO with the Rincon Band of Luiseño Indians, stating that she would be out of the office until November 27, 2023, with no further response.

Following up on the initial letters and email contacts, telephone calls were conducted December 27, 2023 to complete the outreach process. If there was no answer, then a voicemail message was left describing the project. Chairperson Doug Welmas of the Cabazon Band of Mission Indians was contacted with no answer. Calls to the three contacts of the Cahuilla Band of Indians did not respond; however, Lorrie Gregory, the cultural resources coordinator, did answer who indicated that the tribe has no known knowledge of cultural resources in the project area. The Kizh Nation and its two tribal contacts did not respond to the phone calls. The San Gabriel Band of Mission Indians, the Gabrielino Tongva Indians of California Tribal Council, and the Gabrielino-Tongva Tribe did not answer. A phone call was later returned by Christina Conley, cultural resource administrator for the Gabrielino Tongva Indians of California Tribal Council, indicating that they would defer to the Gabrielino-Tongva Nation for comment and input.

Telephone calls to the Morongo Band of Mission Indians and its two contacts were not answered. Calls to the Pala Band of Mission Indians and its two contacts, the Pechanga Band of Indians and its two contacts, the Quechan Tribe of the Fort Yuma Reservation and its three contacts, were not answered. The Ramona Band of Cahuilla and its two contacts did not answer telephone calls. Calls to three of the listed contacts for the Rincon Band of Luiseno Indians were not answered; however, a call to Cheryl Madrigal, the Band's THPO, was answered and she requested that the original email be re-sent to her again, which was done the same day; there has been no further response to date. Tribal Chair Lovina Redner of the Santa Rosa Band of Cahuilla Indians did not answer; a receptionist let Mr. Jacobo know that Ms. Redner no longer comes to the office and that the best way to reach her would be through email, which had already been sent.

A telephone call to Serrano Nation Co-Chairperson, Mark Cochrane, was answered and Mr. Cochrane requested that if any artifact be found during any ground disturbance activities that the tribe be notified immediately. The telephone call to the Torres-Martinez Desert Cahuilla Indians was directed to Abrahma Becerra, cultural coordinator for the tribe, who stated that the project site is outside the ancestral boundaries of the tribe's lands, and therefore, the tribe will be deferring to the more local tribes, in this case San Manuel and Morongo.

Mr. Ontiveros with the Soboba Band of Luiseno Indians answered and he stated that the tribe is concerned with the project area and its surroundings; Mr. Ontiveros mentioned that there are historic Native cultural resources within surrounding the 0.5-mile radius of the project site that the tribe considers of high significance; among the resources he mentioned are Mt. Rubidoux, Spring Rancheria, and boulders with petroglyphs near Rubidoux Center. According to Mr. Ontiveros, because of the increased potential to interact with Native artifacts the tribe requests that a qualified archaeologist and a tribal monitor be on site when development begins.

There have been no further responses to date (see contact record table in **Attachment C**, **Appendix D1**).

A pedestrian field survey of the project site was conducted on December 12, 2024. The length of the existing access road that will be improved was surveyed with transects ten meters east and west of the road edge walking to the south. This was conducted from the road start at the paved park entry road to the northeast edge of the maintenance yard. The linear feature designated "fence line" was surveyed from the maintenance yard west across open land and then along an already improved dirt road on the west edge of a parking lot; then across a heavily vegetated line to another dirt road/trail that continued to the edge of the park's southern boundary. These dirt roads were then observed by a transect down their mid-line on the return walk to the north. The maintenance yard was surveyed by walking five meters east/west transects within the fenced area.

The dirt road and trails are situated in flat open fields that had been recently disked. Vegetation consisted primarily of dried grasses and mustard and some annuals. In the area at and immediately south of the maintenance yard's east side there is a dense stand of mature fan palm trees with associated vegetation that obscured the ground surface. Likewise, the straight stretch of fence line between the recently improved dirt road and the dirt trail along the Park's southwest fence was obscured by dense vegetation of mature oleander shrubs and ground-covering vines. Some native species such as coyote gourd, jimsonweed, and buckwheat remain present, and the project site currently contains primarily introduced plant species such as wild mustard, foxtail grass, and other non-native grasses.

The result of the pedestrian survey was negative for prehistoric sites and isolates. There were several historical irrigation features present in the survey area consisting of possible well features. However, none of these irrigation features are of historical significance nor were they in the immediate area of where the access road and fencing would be placed and so would not be affected by the project.

Analysis of the results of the pedestrian assessment and the EIC records search results suggests that there would be no impacts to prehistoric or historical resources during the Project undertaking. However, the use of the entire project site by past agricultural practices would have provided only minor disturbance to the native soil. The cultural resources study's findings of extensive use of the project region by Native American in traditional and historic periods, as well as the responses from local tribes on their knowledge of traditional cultural resources within the vicinity, suggests that there is a moderate potential for the presence of prehistoric cultural resources.

The Agua Caliente Band of Cahuilla Indians stated that there were two historic villages near the project site that are collectively known as "Spring Rancheria", and they requested that a cultural resources inventory report be prepared. The Gabrielino-Tongva Nation similarly stated that they are concerned about soil disturbance at the project site as the APE is within a mile of a known ceremonial site and a village site immediately beyond the 0.5-mile APE buffer. The Soboba Band of Luiseño Indians stated that they are aware of historic Native cultural resources within the 0.5-mile radius of the project site that are of high significance, including Mt. Rubidoux, the Spring Rancheria, and boulders with petroglyphs near Rubidoux Center; they specifically requested both archaeological and tribal monitors be present during ground disturbing activities. (See **Appendix D1**, **Section 4.2** and **Attachment C**).

It is recommended that there be both archaeological and Native American monitoring conducted during the regrading of the dirt road through the project area and during ground disturbance in the

maintenance yard. If prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and a qualified archaeologist and Native American monitor should be called to assess the findings and retrieve the material.

Grading and trenching activities would cause new subsurface disturbance and may result in the unanticipated discovery of prehistoric and/or historic archeological resources.

Mitigation Measure

MM CUL-1 If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify RivCo Parks. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the Eastern Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

MM CUL-2: The County or project proponent shall retain and schedule a qualified archaeologist and a tribal monitor from a local associated tribe monitor construction at the project location during all subsurface excavations into native soil. At the discretion of the monitoring archaeologist, excavation or other ground-disturbing activities must be halted when an archaeological artifact or feature is observed. Tribal monitors may request the archaeological monitor to halt ground-disturbing activities if they observe potential cultural finds. Native American monitors will be required to complete and submit daily monitoring logs while at the project site to the project proponent's lead archaeologist.

Level of Significance After Mitigation

With implementation of Mitigation Measures **MM CUL-1** and **MM CUL-2** above, the project would result in less than significant impacts to archeological resources.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation Incorporated

As previously discussed in **Section 4.5.b)** above**,** the project would be built on relatively undisturbed land that has not been previously graded and is in a suburban area. No human remains have been previously identified or recorded onsite.

The project proposes grading activities for the road improvement and installation of infrastructure including water, sewer, and utility lines; and for construction of the proposed buildings. Grading would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely

event of an unexpected discovery, implementation of mitigation measure **CUL-3** would ensure that impacts related to the accidental discovery of human remains would be less than significant.

California Health and Safety Code § 7050.5 specifies the procedures to follow during the unlikely discovery of human remains. CEQA § 15064.5 describes determining the significance of impacts on archeological and historical resources. California Public Resources Code § 5097.98 stipulates the notification process during the discovery of Native American human remains, descendants, disposition of human remains, and associated grave goods.

Mitigation Measure

MM CUL-3 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Riverside County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With adherence to applicable codes and regulations protecting cultural resources and with implementation of Mitigation Measure **MM CUL-3** above, the proposed project would result in less than significant impacts to human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Electricity

Construction Use

During project construction, energy would be consumed in the form of electricity associated with the conveyance and treatment of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities needing electrical power. Electric power for as-necessary lighting and electronic equipment would be supplied to the project site by Southern California Edison (SCE), which provides electricity to the relevant area of Riverside County (CAPCOA, 2024). The amount of electricity used during construction would be temporary and minimal, as demand would primarily stem from the use of electrically powered hand tools. Therefore, project construction would not result in wasteful, inefficient, or unnecessary consumption of electricity, and impacts would be less than significant.

Operational Use

Project operation would require electricity for multiple purposes including, but not limited to, building heating and cooling, lighting, appliances, and electronics. Additionally, the supply, conveyance, treatment, and distribution of water used by the project would indirectly result in electricity usage. The California Emissions Estimator Model (CalEEMod), as part of the air quality and greenhouse gas emissions analyses (refer to **Section 4.3** and **Section 4.8**), was used to estimate the electricity demand for the proposed project, which is shown in **Table 4.6-1.**

Natural Gas

Construction Use

Southern California Gas (SoCalGas) will provide natural gas for the proposed project (CAPCOA, 2024). Construction activities, including the construction of new buildings and facilities, typically do

not involve the consumption of natural gas. Any minor amounts of natural gas that may be consumed as a result of project construction would be temporary and negligible and would not have an adverse effect; construction would not result in wasteful, inefficient, or unnecessary consumption of natural gas. Therefore, impacts would be less than significant.

Table 4.6-1
ESTIMATED PROJECT AND EXISTING BUILDING OPERATIONAL ENERGY USE

Energy Type	Units	Value	Per Capita[a]
Onroad Motor Vehicle Travel (Fuel)[b]	Gallons gasoline/year	3,144	209.6
	Gallons diesel/year	484	32.27
Electricity Use	Kilowatt-hours per year	45,544	3,036
Natural Gas Use	1,000 BTU per year	72,029	4,802

[a] Based upon an estimated population of 15 provided by the client. The per capita value for the on-road motor vehicle fuel consumption is calculated from fuel consumption by passenger vehicles (automobiles and light-duty trucks).
[b] Onroad Motor Vehicle Fuel Consumption calculated by UltraSystems using EMFAC2021(v1.0.2) emissions inventory web platform tool (ARB, 2022) and CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024); see **Appendix B1**.
Electricity Use calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024).

Operational Use

Natural gas consumption during operation would be required for various purposes, including building heating and cooling. The California Emissions Estimator Model (CalEEMod), as part of the air quality and greenhouse gas emissions analyses (refer to **Section 4.3** and **Section 4.8**), was used to estimate natural gas demand for the proposed project, which is presented in **Table 4.6-1.**

Petroleum

Construction Use

Petroleum-based fuel consumed by construction equipment would be the primary energy resource expended over the course of construction. Transportation of construction materials and construction workers would also result in petroleum consumption. Heavy-duty construction equipment, vendor trucks, and haul trucks would use diesel fuel. Construction workers would likely travel to and from the project area in gasoline-powered vehicles. Construction for the proposed project is anticipated to take 12 months, from July 2024 to July 2025. Because of the short-term nature of construction and the relatively small scale of the project, the project's petroleum consumption would be negligible when compared to California's daily total use of approximately 1.8 million barrels of petroleum.

During project construction, trucks and construction equipment would be required to comply with the ARB's anti-idling regulations. ARB's In-Use Off-Road Diesel Fueled Fleets regulation would also apply (CARB, 2022). Vehicles driven to or from the project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the federal

government. Therefore, project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary consumption, and impacts would be less than significant.

Operational Use

During operations, the majority of fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site, as well as fuels used for alternative modes of transportation that may be used by employees and visitors to the project site. Annual project operation natural gas and electricity usage, which was estimated by CalEEMod and is shown in **Table 4.6-1**, which also shows annual gasoline and diesel fuel use.

The project would comply with all applicable regulations and codes that require achievement of various levels of energy efficiency in building operation. These include (1) the 2022 California Energy Efficiency Standards for Nonresidential Buildings (California Code of Regulations Title 24, Part 6), and (2) the 2022 California Green Building Standards Code (CalGreen; California Code of Regulations Title 24 Part 11).

As shown in **Table 4.6-1**, the project would consume approximately 3,628 gallons of petroleum-based fuel per year during operation. In comparison, approximately 13.82 billion gallons of finished gasoline were consumed by Californians in 2021 (CEC, 2022b). The anticipated increase in consumption associated with one year of project operation is 0.00002 percent of the statewide use. Although implementation of the project would result in an increase in petroleum use during operation, over time, vehicles would use less petroleum due to advances in fuel economy.

The proposed project would consume approximately 45,544 kilowatt-hours (kWh) of electricity per year and 72,029 thousand British thermal units (kBTU) of natural gas per year. By comparison, in 2022, the latest year for which data are available, approximately 8,720 gigawatt hours (GWh) of electricity were consumed by the SCE non-residential sector in Riverside County (CEC, 2023a). SoCalGas supplied approximately 14,688,214 million British thermal units (MMBtu) in 2022 for the non-residential sector in that same year (CEC, 2023b). The increase in electricity and natural gas demand at the project site would be negligible relative to the use in SCE and SoCalGas service areas.

Continued use of energy resources is consistent with the anticipated growth within the unincorporated city and the general vicinity and would not result in energy consumption that would require a significant increase in energy production for the energy provider. Based on the information provided above, the proposed project would have a less than significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

Title 24 Building Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Compliance with Title 24 will result in a decrease in GHG emissions.

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

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate design and construction of the building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and nonresidential buildings. Mandatory measures establish requirements for manufacturing, construction, and installation of certain systems, equipment, and building components that are installed in buildings.

Title 24 California Green Building Standards Code

The California Green Building Standards Code (Title 24, Part 11) commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

The proposed project would be designed with energy-efficient features, including insulated and glazed windows and low-E coating on windows, and will be built in compliance with the CAL Green) Code.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?				**X**
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

The information in this section is based on the following technical report(s):

Converse Consultants. Geotechnical Investigation and Water Percolation Test Report: Santa Ana River Bottom (SARB) Maintenance Facility, 4600 Crestmore Road, City of Riverside, Riverside County, California. A complete copy of this Report is included as Appendix E of this Initial Study.

Schmidtling, Ron, and Frank Raslich. Paleontological Resources Assessment Report, Santa Ana River Bottom Maintenance Facility Project, Assessor's Parcel Nos. 181-220-005 and -006, City of Jurupa Valley, Riverside County, California. Dated A complete copy of this Report is included as Appendix D2 of this Initial Study..

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact

The Alquist-Priolo Zones Special Studies Act defines active faults as those that show surface displacement during the last 11,700 years. **T**he project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest Alquist Priolo Fault Zone (San Jacinto Fault) is located approximately 7.4 miles northeast of the project site (see **Figure 4.7-1**). The nearest active fault to the project site is the San Jacinto Fault Zone, about 7.4 miles to the northeast (see **Figure 4.7-2**). Thus, project development would not cause substantial risks arising from surface rupture of a known active fault, and no impact would occur.

Figure 4.7-1
ALQUIST PRIOLO FAULT ZONES

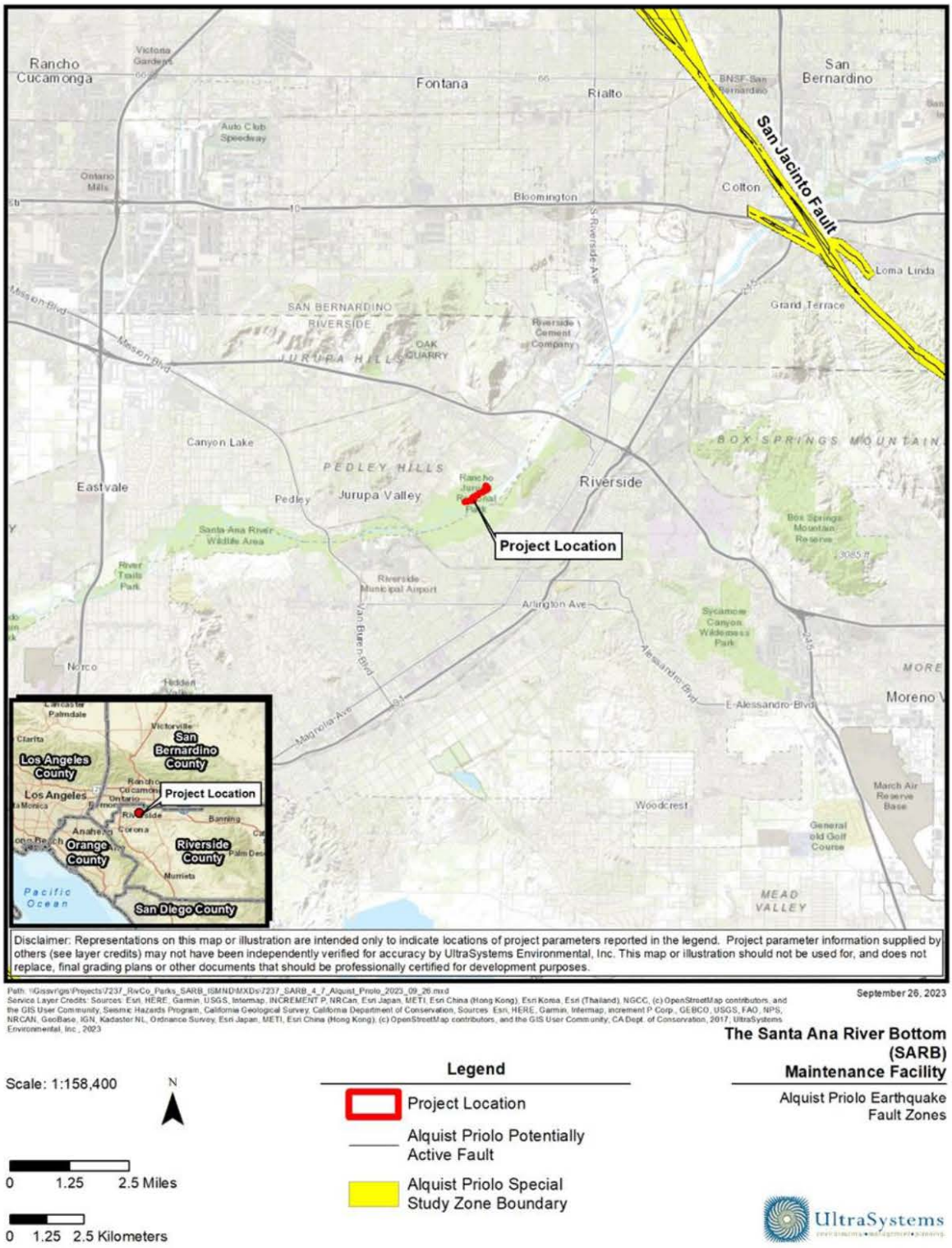
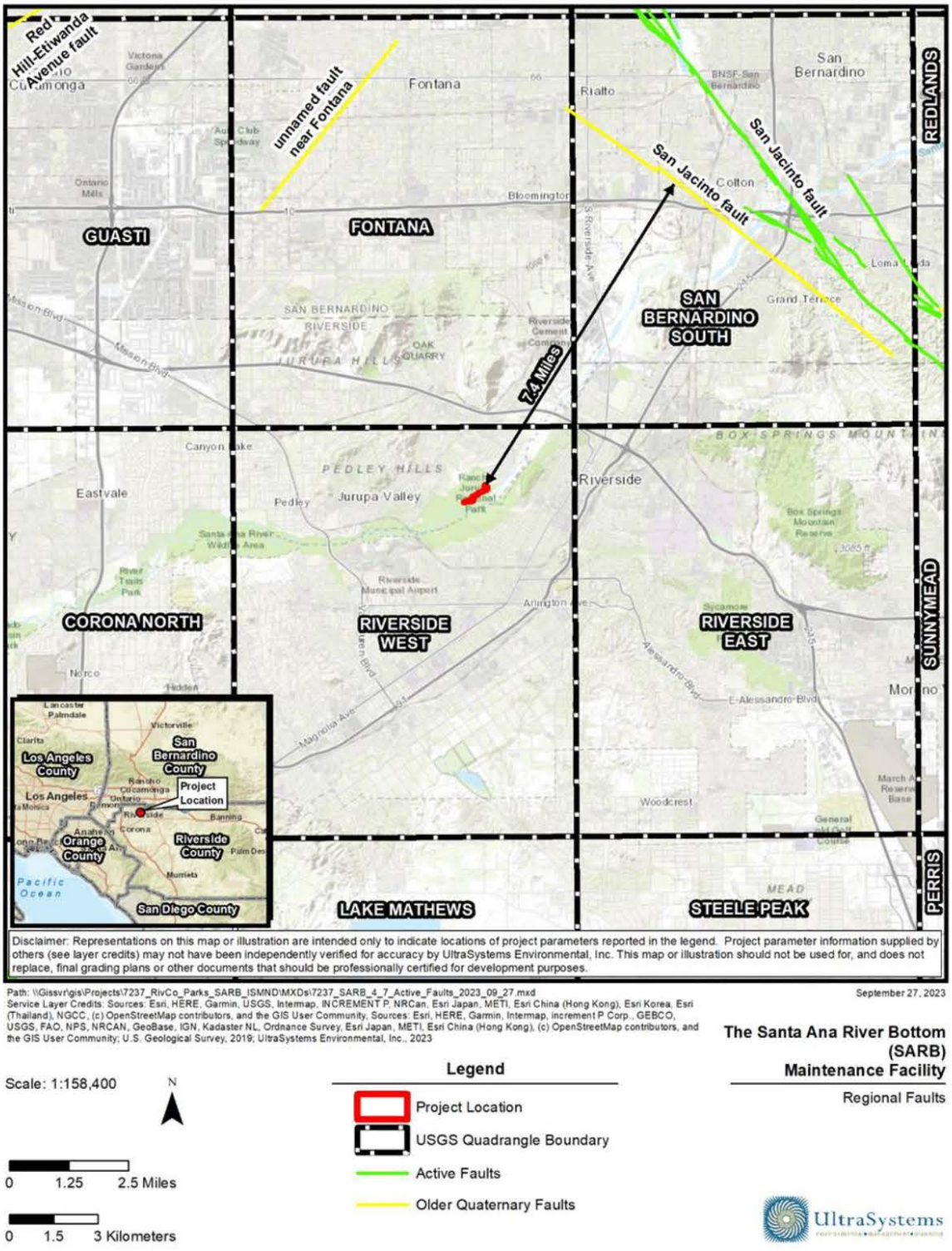


Figure 4.7-2
REGIONALLY ACTIVE FAULTS



ii) Strong seismic ground shaking?

Less than Significant Impact

As shown in **Figure 4.7-2**, the project is located within a seismically active region of Southern California, and all structures in the region are susceptible to collapse, buckling of walls, and damage to foundations from strong seismic ground shaking. The nearest active fault to the project site is the San Jacinto Fault Zone, about 7.4 miles to the northeast (CGS, 2023).

The project would be constructed in accordance with the 2022 California Building Code (CBC) issued by the California Building Standards Commission and used throughout the state (California Code of Regulations, Title 24, Part 2). The CBC, adopted in Chapter 8.05 of the City's Municipal Code (City of Jurupa Valley, 2023), provides minimum standards regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to reduce hazards from seismic shaking and adverse soil conditions. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site.

The project geotechnical investigation report provides seismic design parameters, pursuant to the 2022 CBC, for use in project design and construction (Converse, 2023, p. 11). Impacts would be less than significant after implementation of the seismic design parameters.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact

General types of ground failures that might occur as a consequence of severe ground shaking typically include landslides, ground subsidence, ground lurching and shallow ground rupture. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the faults, topography, subsoils and relatively shallow groundwater tables (approximately 50 feet or less below ground surface), in addition to other factors.

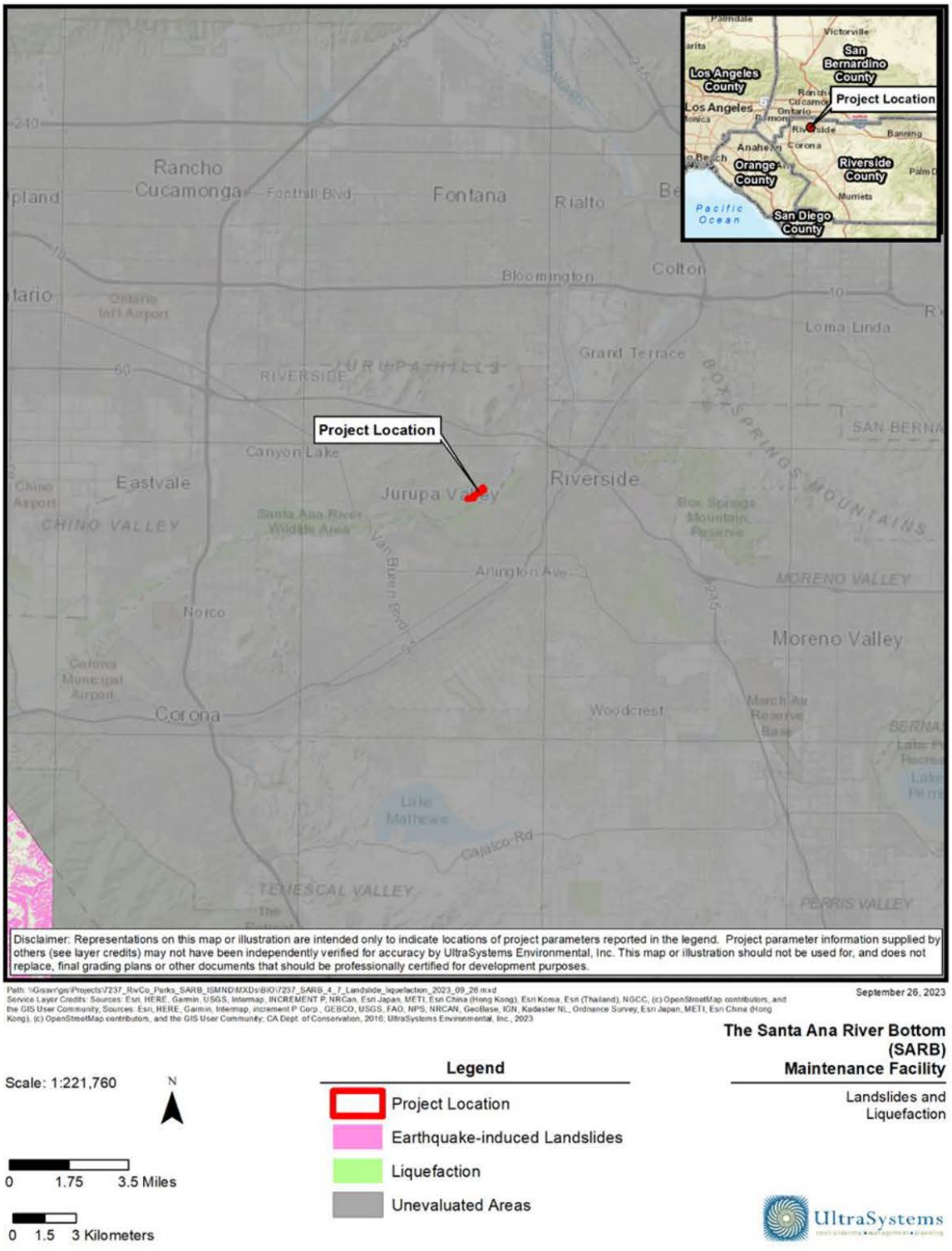
Liquefaction typically occurs when saturated or partially saturated soils behave like a liquid, as a result of losses in strength and stiffness in response to an applied stress caused by ground shaking or other sudden change in stress conditions. The project site is in an area designated by Riverside County as having very high liquefaction potential (Converse, 2023, p. 12). Liquefaction-induced settlement on the project site is estimated as up to 4.59 inches, and dry seismic settlement onsite is estimated as up to 1.69 inches (Converse, 2023, p. C-1). The foundation design recommendations in the geotechnical investigation report (continuous footing and/or spread footing foundations) account for the liquefaction hazard onsite. Impacts would be less than significant after implementation of the seismic design parameters and foundation design recommendations provided in the geotechnical investigation report.

iv) Landslides?

No Impact

The project site is flat; therefore, project development would not exacerbate landslide hazards and no impact would occur.

Figure 4.7-3
LANDSLIDES AND LIQUEFACTION



b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Construction

Construction projects of one acre or more are regulated under the Statewide General Construction Permit, Order No. 2009-0009-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2009. The site area of the proposed garage building, maintenance yard, and Building D totals approximately 1.0 acre. Thus, the project site, including the site of the proposed cinder block wall, is slightly larger than one acre. Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater. Categories of BMPs used in SWPPPs are described below in **Table 4.7-1.** Construction impacts regarding soil erosion would be less than significant after implementation of BMPs pursuant to the Statewide Construction General Permit.

TABLE 4.7-1
CONSTRUCTION BEST MANAGEMENT PRACTICES

Category	Purpose	Examples
Erosion Controls	Consists of using project scheduling and planning to reduce soil or vegetation disturbance (particularly during the rainy season), preventing or reducing erosion potential by diverting or controlling drainage, as well as preparing and stabilizing disturbed soil areas.	Scheduling, preservation of existing vegetation, hydraulic mulch, hydroseeding, soil binders, straw mulch, geotextile and mats, wood mulching, earth dikes and drainage swales, velocity dissipation devices, slope drains, streambank stabilization, compost blankets, soil preparation/roughening, and non-vegetative stabilization
Sediment Controls	Filter out soil particles that have been detached and transported in water.	Silt fence, sediment basin, sediment trap, check dam, fiber rolls, gravel bag berm, street sweeping and vacuuming, sandbag barrier, straw bale barrier, storm drain inlet protection, manufactured linear sediment controls, compost socks and berms, and biofilter bags
Wind Erosion Controls	Consists of applying water or other dust palliatives to prevent or minimize dust nuisance.	Soil binders, chemical dust suppressants, covering stockpiles, permanent vegetation, mulching, watering, synthetic covers, and minimization of disturbed area
Tracking Controls	Minimize the tracking of soil offsite by vehicles	Stabilized construction roadways and construction entrances/exits, and entrance/outlet tire wash.
Non-Storm Water Management Controls	Prohibit discharge of materials other than stormwater, such as discharges from the cleaning, maintenance, and fueling of vehicles and equipment. Conduct various construction operations, including paving, grinding, and concrete curing and finishing, in ways that minimize non-stormwater discharges and contamination of any such discharges.	Water conservation practices, temporary stream crossings, clear water diversions, potable and irrigation water management, and the proper management of the following operations: paving and grinding, dewatering, vehicle and equipment cleaning, fueling and maintenance, pile driving, concrete curing, concrete finishing, demolition adjacent to water, material over water, and temporary batch plants.
Waste Management	Management of materials and wastes to avoid contamination of stormwater.	Stockpile management, spill prevention and control, solid waste management, hazardous

Category	Purpose	Examples
and Controls (i.e., good housekeeping practices)		waste management, contaminated soil management, concrete waste management, sanitary/septic waste management, liquid waste management, and management of material delivery storage and use.

Source: CASQA 2023

Operation

The project proposes some impervious surfaces including the maintenance building and hazmat pad. This combination of impervious surfaces would reduce the potential of the project to cause soil erosion to a negligible level during project operations.

With the implementation of soil erosion and sedimentation BMPs during the construction phase and the proposed combination of impervious and landscaped surfaces during the operational phase, the project would have less than significant impacts related to soil erosion or loss of topsoil and mitigation is not proposed.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact

Impacts related to liquefaction and landslides are discussed above in **Section 4.7 a)**.

Lateral Spreading

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. The project site is flat, and no free faces are present close to the project site; the Santa Ana River Channel is about 0.25 mile to the east. Thus, no substantial impacts arising from lateral spreading are anticipated.

Collapsible Soils

Site soils are compressible. The geotechnical investigation report recommends over-excavation under the building pad for the maintenance building to depths of six feet below existing grade or four feet below the lowest proposed building footings, whichever is deeper. Over-excavation under other improvements—the roadway and hazmat pad—to depths of five feet below existing grade is recommended, and three feet below existing grade under the proposed concrete block wall (Converse, 2023, pp. 15-16). Impacts related to collapsible soils would be less than significant after implementation of grading recommendations in the geotechnical investigation report.

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is not in an area of subsidence mapped by the USGS (USGS, 2023). Project development would not exacerbate hazards related to ground subsidence.

d) Would the project be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Expansive soils shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. A measurement of expansion index in one subsurface soil sample conducted as part of the geotechnical investigation yielded an expansion index of 0, indicating very low expansion potential (Converse, 2023, p. 7). The Geotechnical Investigation Report recommends a foundation consisting of continuous footing and/or isolated spread footings (Converse, 2023, p. 22), designed to minimize hazards arising from expansive soils.

Additionally, the Geotechnical Evaluation report provided recommendations for the excavation and removal of shallow soils from under the proposed maintenance building and other improvements. (Converse 2023, pp. 15-16). Impacts arising from expansive soils would be less than significant after implementation of recommendations in the geotechnical investigation report regarding grading and foundation design.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact

The project site would connect to the existing sewer system in Rancho Jurupa Park; the project would not use septic tanks or alternative wastewater disposal systems. Therefore, no impacts associated with septic tanks or alternative waste water disposal systems would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated

The project site is entirely underlain by alluvial sand, gravel, and clay deposits from the Holocene epoch (Dibblee and Minch, 2004, in Stoneberg 2023, in Schmidtling and Raslich 2024). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively young deposits, and Pleistocene alluvial units are considered to be of high preservation value and are likely to contain fossils (Stoneburg, 2023). The Western Science Center completed a search of its paleontology records for the project region on December 22, 2023 and results of their search are included in Schmidtling and Raslich 2024; a copy of the paleontological resources assessment report is included as **Appendix E** to this Initial Study. The Western Science Center does not have localities within the project area or within a one-mile radius, although this may

be due in part to the project area's distance from the museum and may not be indicative of the area's paleontological sensitivity (Stoneburg, 2023). A field survey was negative for potential paleontological resources and the soil in the project area was found to be composed of recent alluvial deposits (Schmidtling and Raslich 2024:10).

Excavations or grading may encounter fossil remains. Any substantial excavations below the uppermost layers dating to the earliest parts of the Holocene or Latre Pleistocene periods, this should be closely monitored to quickly and professionally collect any specimens. This impact would be potentially significant and mitigation is required. However, such disturbance is not expected as the construction ground disturbance is not expected to extend to any significant depth.

Mitigation Measure

MM GEO-1 If paleontological resources are uncovered during project construction, the contractor shall halt construction activities in the immediate area and notify the County. A qualified paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that are found during construction on the project site.

Level of Significance After Mitigation

With implementation of **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

4.8.1 Background Information on Greenhouse Gas Emissions

Life on earth depends on energy coming from the sun. About half of the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90 percent of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHG) and radiated back toward the surface, which is warmed to a life-supporting average of 59 degrees Fahrenheit (°F) (NASA, 2023).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2023).

GHGs are defined under the California Global Warming Solutions Act of 2006 (AB 32) as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6)[28]. Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CH_4 and N_2O are 25 and 298, respectively (GMI, 2023). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products. Following are discussions of each of the relevant GHGs.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. It is produced when an organic carbon compound (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 ppm (IPCC, 2007). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that the global concentration of CO_2 was 416.59 parts per

[28] HFCs, PFCs, and SF_6 would not be emitted in significant amounts by the project sources, so they are not discussed further.

million (ppm) in August 2023 (ESRL, 2023). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. It is released when organic matter decomposes in low oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2011). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the industrial revolution.

4.8.2 Regulatory Setting

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The USEPA regulates at the national level; the ARB regulates at the state level; and the SCAQMD regulates at the air basin level in the Santa Ana River Bottom Maintenance Facility project area.

Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

The EPA is also achieving GHG reductions through partnerships and initiatives, evaluating policy options, costs, and benefits, advancing the science, partnering internationally and with states, localities, and tribe, and helping communities adapt.

Corporate Average Fuel Economy (CAFE) Standards

In May 2010, the USEPA finalized the first-ever national GHG emissions standards under the Clean Air Act, and the National Highway Traffic Safety Administration (NHTSA) finalized Corporate Average Fuel Economy (CAFE) standards under the Energy Policy and Conservation Act. The 2010 CAFE standards were for model year 2012 through 2016 light-duty vehicles (USEPA, 2023a). In April 2020, NHTSA and USEPA amended the CAFE and GHG emissions standards for passenger cars

and light trucks and established new less stringent standards, covering model years 2021 through 2026 (NHTSA, 2021).

Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule

On September 27, 2019, the USEPA and the NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (NHTSA, 2020), which revoked California's authority to set its own GHG emissions standards and set zero emission vehicle (ZEV) mandates in California. The loss of the ZEV sales requirements would likely result in additional gasoline-fueled vehicles being sold in the State and criteria emissions increasing. On April 30, 2020, USEPA and NHTSA issued the Final SAFE Rule (USEPA, 2023b), which relaxed the federal GHG emissions and CAFE standards resulting in the probable increase of CO_2 emissions. However, this regulation was repealed on December 21, 2021 by the Biden administration (NHTSA, 2021).

State Regulations

Executive Order (EO) S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels;
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[29] prepared a report to the Governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 are met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. AB 32 required that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also required that by January 1, 2008, the ARB determine what the statewide GHG emissions level was in 1990, and that it approve a statewide GHG emissions limit, so it may be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007, in its Staff Report. Therefore, in 2020, emissions in California were required to be at or below 427 $MMTCO_2e$.

Under the "business as usual or (BAU)" scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year, as noted below. It was determined that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28 percent reduction to reach the 1990 level of 427 $MMTCO_2e$.

[29] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The plan was developed by the ARB with input from the CAT and proposed a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the state's economy. The GHG reduction strategies contained in the AB 32 Scoping Plan included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

In May 2014, the California Air Resources Board (ARB) adopted the First Update to AB 32 Scoping Plan, outlining steps for California's climate leadership. The 2020 emissions limit was revised to 431 million MT CO2e from the original 427 million. The 2017 AB 32 Scoping Plan, published in November 2017, aimed for a 40% reduction in GHGs by 2030. Priorities included enhancing the Renewables Portfolio Standard, Low Carbon Fuel Standard, Mobile Source Strategy, Sustainable Freight Action Plan, Short Lived Climate Pollutant Reduction Strategy, Sustainable Communities Strategies, Post 2020 Cap and Trade Program, and a 20% reduction in refinery sector emissions.

On November 16, 2022, the ARB circulated its Final 2022 Scoping Plan for Achieving Carbon Neutrality (ARB, 2022). It identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal.

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current RPS is intended to increase that share to 44 percent by 2024. Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. Governor Brown signed into legislation Senate Bill (SB) 350 in October 2015, which requires retail sellers and publicly-owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030**.**

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor of GHG emissions and contributes approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation also are necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions; (2) aligns planning for transportation and housing; and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, the governor issued Executive Order B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80 percent reduction by 2050, as set in EO S-3-05. The interim target is reducing GHG emissions by 40 percent by 2030. It also directs state agencies to update the Scoping Plan, update Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the state's Five-Year Infrastructure Plan will take current and future climate change impacts into account in all infrastructure projects**.**

Title 24

California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Although these standards were not originally intended to reduce GHGs, energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The standards are updated every three years, to allow consideration and possible incorporation of new energy efficient technologies and methods. The 2019 standards were a major step towards meeting the Zero Net Energy goal by the year 2030. The latest iteration is the 2022 Energy Code, adopted on August 11, 2021, that builds upon California's goals towards building decarbonization and net carbon neutrality by emphasizing energy efficient innovations (CEC, 2022b). Its four areas of focus for the construction of new buildings include encouraging electric heat pump technology, establishing electric-ready requirements, expanding solar photovoltaic (PV) system and battery storage standards, and strengthening ventilation standards.

4.8.2.1 County of Riverside Climate Action Plan

The updated County of Riverside Climate Action Plan (CAP) (County of Riverside, 2019), includes policies in several elements that also reduce GHG emissions, as shown in **Table 4.8-1**. A few of the polices are:

- Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).
- Continue to implement Title 24 of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of CCR Title 24 (AI 62).
- Specify energy efficient materials and systems, including shade design technologies, for county buildings (AI 68, 70).
- Implement public transportation systems that utilize alternative fuels when possible, as well as associated urban design measures that support alternatives to private automobile use.

Table 4.8-1
GENERAL PLAN POLICIES RELATED TO REDUCING GHG EMISSIONS

Sector	Element	Section	Policies
Energy Efficiency in Buildings	Land Use	Project Design	LU-4.1
	Multipurpose Open Space	Energy Conservation	OS-16.1 through OS-16.10
	Air Quality	Stationary Emissions	AQ-4.1 through AQ-4.4, AQ-4.6, and AQ-4.7
		Energy Efficiency and Conservation Objectives	AQ-4.1 through AQ-4.4, AQ-5.1, AQ-5.2, AQ-5.4, and AQ-20.10 through AQ-20.12
Regional Agency Coordination/Education and Outreach	Land Use	Administration	LU-1.5, LU-1.6, and LU-8.6
	Air Quality	Multi-Jurisdictional Cooperation, Education and Outreach	AQ-1.1 through AQ-1.4, AQ-1.6, AQ-1.10, AQ-3.2, AQ-3.3, AQ-7.1, AQ-7.5, AQ-17.6, and AQ-20.1 through AQ-20.6
Smart Growth	Land Use	Efficient Use of Land	LU-2.1
		Economic Development	LU-7.12
		Air Quality	LU-11.1 through LU-11.5
	Air Quality	Business Development	AQ-7.1 and AQ-7.3
		Job-to-Housing Ratio	Job-to-Housing Ratio AQ-8.4 through AQ-8.9
		Land Use Related Objectives	AQ-20.7 through AQ-20.9
Water Conservation	Land Use	Project Design	LU-4.1
	Circulation	Transportation System Landscaping	C-5.2
	Multipurpose Open Space	Water Conservation	OS-1.4, and OS-2.1 through OS-2.5
	Air Quality	Water Conservation Objectives	AQ-20.13 through AQ-20.17
Reduce Automobile Use	Land Use	Efficient Use of Land	LU-2.1
		Project Design	LU-4.1 and LU-4.2
		Air Quality	LU-11.1 through LU-11.4 and AQ-20.7 through AQ-20.9
		Circulation	LU-13.1 through LU-13.7
	Circulation	Planned Circulation Systems	C-1.2 and C-1.7
		Pedestrian Facilities	C-4.1 and C-4.9
		Transportation System Landscaping	C-5.2
		Public Transportation System	C-9.2
		Fixed Route Transit Service	C-11.2 and C-11.4 through C-11.7

Sector	Element	Section	Policies
		Transit Oasis and Transit Centers	C-12.1 through C-12.3
		Passenger Rail	C-13.1 through C-13.3
		Bikeways	C-17.3 and C-17.4
		Environmental Considerations	C-20.12
		Transportation Systems Management	C-21.1
	Multipurpose Open Space	Energy Conservation	OS-16.3 and OS-16.8
	Air Quality	Mobile Pollution Sources	AQ-3.2 and AQ-3.4
		Trip Reduction and Transportation Related Objectives	AQ-10.1 through AQ-10.4, and AQ-20.1 through AQ-20.6
Renewable Energy/Alternative Fuel	Multipurpose Open Space	Renewable Energy	OS-10.1, OS-11.1 through OS-11.3, OS-12.1, OS-12.4, and OS-13.1
	Air Quality	Transportation System Management Improvements	AQ-13.1 through AQ-13.3
		Alternative Energy Objectives	AQ-20.18 and AQ-20.19
	Land Use	Solar Energy Resources	LU-17.1 and LU-17.2
Reduce Waste	Air Quality	Energy Efficiency and Conservation	AQ-5.1
		Waste Reduction Objectives	AQ-20.20

Source: County of Riverside, 2019

GHG Emission Reduction Focus Areas The activities that contribute to GHG emissions can be divided into eight categories: transportation, land use, energy use, water and biota use, waste generation, municipal (i.e., County of Riverside) operations and existing uses not otherwise covered. These eight focus areas are key to achieving the General Plan and CAP milestones.

Transportation-Related Objectives: The transportation sector is typically the largest single source of emissions in a given area. Within California, carbon emissions from gasoline-powered vehicles produce roughly 38 percent of the state's total GHGs. Reducing vehicle miles traveled, a substantial indicator of GHG production from transportation, is the basis for the following policy objectives and the related new development Implementation Measures presented in the CAP.

Policies:

AQ 20.1 Reduce VMT by requiring expanded multi-modal facilities and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes. Improve connectivity of the multi-modal facilities by providing linkages between various uses in the developments. (AI 47, 53, 146)

AQ 20.2 Reduce VMT by facilitating an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies to develop mutual policies and funding mechanisms to increase the use of alternative transportation. (AI 47, 53, 146)

AQ 20.3 Reduce VMT and GHG emissions by improving circulation network efficiency. (AI 47, 53, 146)

AQ 20.4 Reduce VMT and traffic through programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles. (AI 47, 146)

AQ 20.5 Reduce emissions from standard gasoline vehicles, through VMT, by requiring all new residential units to install circuits and provide capacity for electric vehicle charging stations (AI 47, 53, 146)

AQ 20.6 Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.

Land Use-Related Objectives: Land use patterns play a significant role in affecting the number of VMT within a community. Thus, in addition to the transportation-related measures discussed above, it is important to encourage policies that promote efficient land use development. Reducing VMT through improved land use coordination and other planning efforts is the basis for the following policy objectives.

Policies:

AQ 20.7 Reduce VMT through increased densities in urban centers and encouraging emphasis on mixed use to provide residential, commercial and employment opportunities in closer proximity to each other. Such measures will also support achieving the appropriate jobs-housing balance within the communities. (AI 47, 53, 117, 146)

AQ 20.8 Reduce VMT by increasing options for non-vehicular access through urban design principles that promote higher residential densities with easily accessible parks and recreation opportunities nearby. (AI 115, 117, 146)

AQ 20.9 Reduce urban sprawl in order to minimize energy costs associated with infrastructure construction and transmission to distant locations, and to maximize protection of open space. (AI 26)

Energy Efficiency and Energy Conservation Objectives: Energy used in homes and business, such as for heating, cooling and lighting, is one of the largest sources of a community's GHG emissions. Reducing GHG emissions through improved energy efficiency and energy conservation is the basis for the following policy objectives.

Policies:

AQ 20.10 Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design. (AI 147)

AQ 20.11 Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment. (AI 147)

AQ 20.12 Support programs to assist in the energy-efficient retrofitting of older affordable housing units to improve their energy efficiency, particularly residential units built prior to 1978 when CCR Title 24 energy efficiency requirements went into effect. (AI 147)

Water Conservation and Biota Conservation Objectives: Roughly 40 percent of a typical electric energy budget is used to transport (pump), treat and deliver potable water to serve communities. Substantial amounts of energy are also used for the treatment of wastewater, as well as for electricity generation itself. The need to reduce energy use through water conservation and the carbon sequestration benefits of biota preservation form the basis for the following policy objectives.

Policies:

AQ 20.13 Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities. (AI 147)

AQ 20.14 Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water.

AQ 20.15 Decrease energy costs associated with treatment of urban runoff water through greater use of bioswales and other biological systems.

AQ 20.16 Preserve and promote forest lands and other suitable natural and artificial vegetation areas to maintain and increase the carbon sequestration capacity of such areas within the County. Artificial vegetation could include urban forestry and reforestation, development of parks and recreation areas, and preserving unique farmlands that provide additional carbon sequestration potential.

AQ 20.17 Protect vegetation from increased fire risks associated with drought conditions to ensure biological carbon remains sequestered in vegetation and not released to the atmosphere through wildfires.

Alternative Energy Objectives: Sources of renewable energy amenable to development within Riverside County include solar, wind, water, biomass and geothermal. Renewable energy sources offer the potential for a clean, decentralized energy source that can significantly impact Riverside County's GHG emissions.

Increasing the use of alternative energy sources to reduce the amount of GHG is the basis for the following policy objectives.

Policies:

AQ 20.18 Encourage the installation of solar panels and other energy- efficient improvements and facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.). (AI 147)

AQ 20.19 Facilitate development and siting of renewable energy facilities and transmission lines in appropriate locations. (AI 147)

Waste Reduction Objectives: Reducing the amount of waste generated, which indirectly reduces the over-consumption of a variety of natural resources, is the basis for the following policy objective.

Policy:

AQ 20.20 Reduce the amount of solid waste generation by increasing solid waste recycle, maximizing waste diversion, and composting for residential and commercial generators.

Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills. (AI 146)

4.8.2.2 Local Emissions

The Climate Action Plan (CAP) for Riverside County estimates existing and projected GHG emissions. The county's 2017 GHG emissions totaled 4,905,518 metric tons (MT) of carbon dioxide equivalent (CO_2e) for that year. Under the BAU forecast, emissions will be 5,158,305 MT CO_2e in 2020; 6,368,781 MT CO_2e in 2030; and 11,305,026 MT CO2e in 2050. These emissions levels are 5.1 percent higher in 2020 than in 2017, 29.8 percent higher in 2030 than in 2017, and more than double the 2017 emissions by 2050. **Table 4.8-2** summarizes the 2030 and 2050 emissions for Riverside County based on the anticipated growth rates included in Riverside County's General Plan update. The emissions forecast estimates future emissions under a Business as Usual (BAU) and Adjusted BAU (ABAU) scenario (the ABAU scenario takes into account the State policies). The CAP Update uses ABAU to determine the additional amount of GHG emissions reductions that are needed to achieve the reduction targets. The BAU scenario assumes that no effort has been made to reduce emissions. Therefore, the future emissions depicted in **Table 4.8-2** present how GHG emissions may increase in Riverside if no reduction programs are implemented.

Table 4.8-2
PROJECTED 2030 AND 2050 GHG EMISSIONS COMPARISON

Source Category	Metric Tons of CO_2e						
	2017	2030 BAU	2030 ABAU	% Change (2017-2030 ABAU)	2050 BAU	2050 ABAU	% Change (2017-2050 ABAU)
Transportation (on-road)	1,766,784	3,018,767	1,361,200	-22.9	6,882,509	1,174,310	-33.5
Agriculture	1,670,954	1,262,044	1,261,044	-24.5	817,858	817,858	-51
Electricity	712,928	1,017,153	466,971	-34.5	1,756,843	480,289	-32.6
Natural Gas	475,211	676,742	652,578	37.3	1,165,761	1,104,421	132
Solid Waste	204,365	298,585	298,585	46.1	533,154	533,154	160.8
Water and Waste Water	44,606	65,171	30,413	-31.8	116,370	32,584	-26.9
Aviation	26,786	26,786	26,786	0	26,786	26,786	0
Off-Road Sources	3,883	4,531	4,531	16.6	5,744	5,744	47.9
Total	**4,905,518**	**6,368,781**	**4,102,109**	**-16.3**	**11,305,026**	**4,175,146**	**-14.8**
Reduction Target1	**-**	**49% below 2008 levels**	**525,511 (Reductions needed)**	**-**	**83% below 2008 levels**	**2,982,947 (Reductions needed)**	**-**

Source: County of Riverside, 2019

GHG Significance Threshold

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which set aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address

the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigations are included or provided in these CEQA Guideline amendments.

Neither the City of Jurupa Valley, the SCAQMD, nor the State CEQA Guidelines Amendments has adopted quantitative thresholds of significance for addressing a project's GHG emissions. Nonetheless, § 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in § 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of GHG emissions resulting from the Project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the Project increases GHG emissions as compared to the existing environmental setting; and (4) the extent to which the Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

SCAQMD's guidance (SCAQMD, 2008) uses a tiered approach rather than a single numerical emissions threshold. If a project's GHG emissions "fail" the non-significance of a given tier, then one goes to the next tier.

The threshold selected for this analysis is Tier 3, which establishes a screening significance threshold level to determine significance using a 90 percent emission capture rate. For Tier 3, the SCAQMD estimated that at a threshold of approximately 3,000 metric tons (tonnes) CO_2e per year would capture 90 percent of the GHG emissions from new residential or commercial projects (SCAQMD, 2008).

4.8.3 Impact Thresholds

The following thresholds of significance are based on criteria in Appendix G of the State CEQA Guidelines. A project has the potential to create a significant environmental impact if it would:

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

Impact Analysis

a) Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Construction GHG Emissions

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment, import or export of soil, and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from onsite construction activities and offsite hauling and construction worker commuting are considered as project generated. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white

paper (CAPCOA, 2008), the information needed to characterize GHG emissions from manufacture, transport, and end of life of construction materials would be speculative at the CEQA analysis level; CEQA does not require an evaluation of speculative impacts (CEQA Guidelines § 15145). Therefore, the construction analysis does not consider such GHG emissions but does consider non speculative ones.

Estimated criteria pollutant emissions from the project were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.21 (CAPCOA, 2024), which was described in **Section 4.3.7**. The results of this analysis are presented in **Table 4.8-3**. The total construction GHG emissions would be **147.1 metric tons CO_2e**. Consistent with SCAQMD recommendations and to ensure that construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period. The amortized value, **4.9 $MTCO_2e$**, has been added to the project's annual operational GHG emissions. (See below.) Modeling results are in **Appendix B1.** For each construction year, annual GHG emissions would be far below the threshold of 3,000 MT of CO_2e per year and therefore would be less than significant. No mitigation is necessary.

Table 4.8-3
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	Annual Emissions (MT)			
	CO_2	CH_4	N_2O	CO_2e
2024	73.4	< 0.005	< 0.005	73.7
2025	73.1	< 0.005	< 0.005	73.4
Total	**146.5**	**< 0.005**	**< 0.005**	**147.1**

Operational GHG Emissions

The proposed project includes development of a single-story concrete masonry unit (CMU) maintenance building with about 2,611 square feet in floor area, which includes a garage of approximately 1,354 square feet; an office of about 1,196 square feet; and a mechanical room about 61 square feet in area (Romtec, 2023, sheet 2), which would result in operational emissions from area sources, motor vehicles, and energy demand. The operational GHG emissions calculated by CalEEMod Version 2022.1.1.21 (CAPCOA, 2024) are shown in **Table 4.8 3**. Total annual unmitigated emissions from the project, including the amortized construction emissions, would be **53.6 $MTCO_2e$ per year**.

Table 4.8-4
PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Area Sources	0.05
Energy Demand (Electricity & Natural Gas)	14.9
Mobile (Motor Vehicles)	31.5

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Solid Waste Generation	0.76
Water Demand	1.51
Construction Emissions[a]	4.90
Total	**53.6**

[a] Total construction GHG emissions were amortized over 30 years and added to those resulting from the operation of the project.
Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.21) (CAPCOA, 2024).

Therefore, under the first significance criterion, GHG emissions would be less than significant, and no mitigation is necessary.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?

Less than Significant Impact

As was noted in **Section 4.8.2**, Riverside County's Climate Action Plan (CAP) lists policies that reduce GHG emissions and help to quantify emissions reductions. Nevertheless, the proposed project would not conflict with any of the GHG emission reduction policies. As was demonstrated in **Section 4.11**, the proposed project would have less than significant impacts in relation to consistency with local land use policies or regulations. Therefore, the project would not hinder the GHG emission reductions of the General Plan Update.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?			**X**	
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?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?				**X**
d) 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?				**X**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			**X**	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

The analysis for this section refers to the RecCheck report created for the proposed project by Environmental Records Search on January 10, 2024 (ERS, 2024) (refer to **Appendix XXX**). The RecCheck report conducts an environmental database search of a property and determines if there are any past or present hazards associated with the site.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

Construction

Results of the RecCheck report found that there are no hazard concerns regarding the project site (ERS, 2024, p, 1). Project Construction would involve transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities. Chemical transport, storage, and use would comply with Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Occupational Safety and Health Administration (OSHA); California hazardous waste control law (California Health and Safety Code, Division 20, Chapter 6.5, Hazardous Waste Control); California Division of Safety and Health (DOSH); SCAQMD; and Riverside County Department of Environmental Health (RCDEH) requirements. The construction contractor would maintain equipment and supplies onsite for containing and cleaning up small spills of hazardous materials; and in the event of a release of hazardous materials of quantity and/or toxicity that onsite workers could not safely contain and clean up, would notify the RCDEH immediately.[30] Therefore, with the adherence to applicable regulations, there would be less than significant impacts regarding the routine transport, use, or disposal of hazardous materials.

Operation

The project would require the transport, storage, use, and disposal of certain chemicals typically used for cleaning and landscaping purposes, such as commercial cleansers, paints, and lubricants for maintenance and upkeep of the proposed buildings and landscaping. These materials would be stored, handled, and disposed of in accordance with applicable regulations. The proposed project would not involve the routine transport, use, or disposal of quantities of hazardous materials that may create a significant hazard to the public or environment. Therefore, hazardous materials impacts from project operation would be less than significant.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact

Construction

As mentioned above, there are no hazards associated with the project site and the project would adhere to applicable regulations regarding hazardous materials. Therefore, compliance with applicable laws and regulations during project construction would reduce the potential for accidental releases of hazardous materials, and construction hazards impacts would be less than significant.

[30] The Riverside County Department of Environmental Health (RCDEH) is the Certified Unified Program Agency (CUPA) for most of Riverside County including the City of Murrieta; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials. The RCDEH is also one of the agencies providing emergency responses to hazardous materials incidents in Riverside County (RCDEH, 2021).

Operation

Project operation would involve the handling and storage of materials such as commercial cleansers, solvents and other janitorial or industrial-use materials, paints, and landscape fertilizers/pesticides during project operations. However, these materials would be stored, handled, and disposed of in accordance with applicable regulations and would not be stored in amounts that would create a significant hazard to the public or the environment through accidental release. The project would have a less than significant impact in this regard.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact

There are no schools within a one-quarter mile radius from the project site. The closest school to the project site, West Riverside Elementary School, is approximately one mile northwest (Google Earth Pro, 2024). Therefore, there would be no impacts regarding schools.

d) Would the project 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?

No Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database.
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside waste management units.
- SWRCB Cease and Desist Orders (CDOs), and Cleanup and Abatement Orders (CAOs).
- Hazardous waste facilities subject to corrective action pursuant to § 25187.5 of the Health and Safety Code, identified by DTSC.

These lists are collectively referred to as the "Cortese List." The project site is not within or adjacent to the an active Cortese List site. Therefore, there would be no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant Impact

The project site is approximately 0.5 mile southeast of the Flabob Airport, and 2.2 miles northeast of the Riverside Municipal Airport (**Figure 4.9-1**). The project site is not located within the Riverside Municipal Airport's Land Use Compatibility Plan (RCALUC, 2006). However, the project is located

within Flabob Airport's Land Use Compatibility Plan and Airspace Plan (RCALUC, 2004). The project would adhere to applicable development regulations of the Flabob Airport Land Use Plan to ensure that the project would not significantly affect the operation of the airport. The project would develop a maintenance yard and building, landscaping, and a fence that would be consistent with the existing maintenance building and would improve the operations of the Rancho Jurupa Regional Park. Therefore, the project would have less than significant impacts regarding airport operations.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

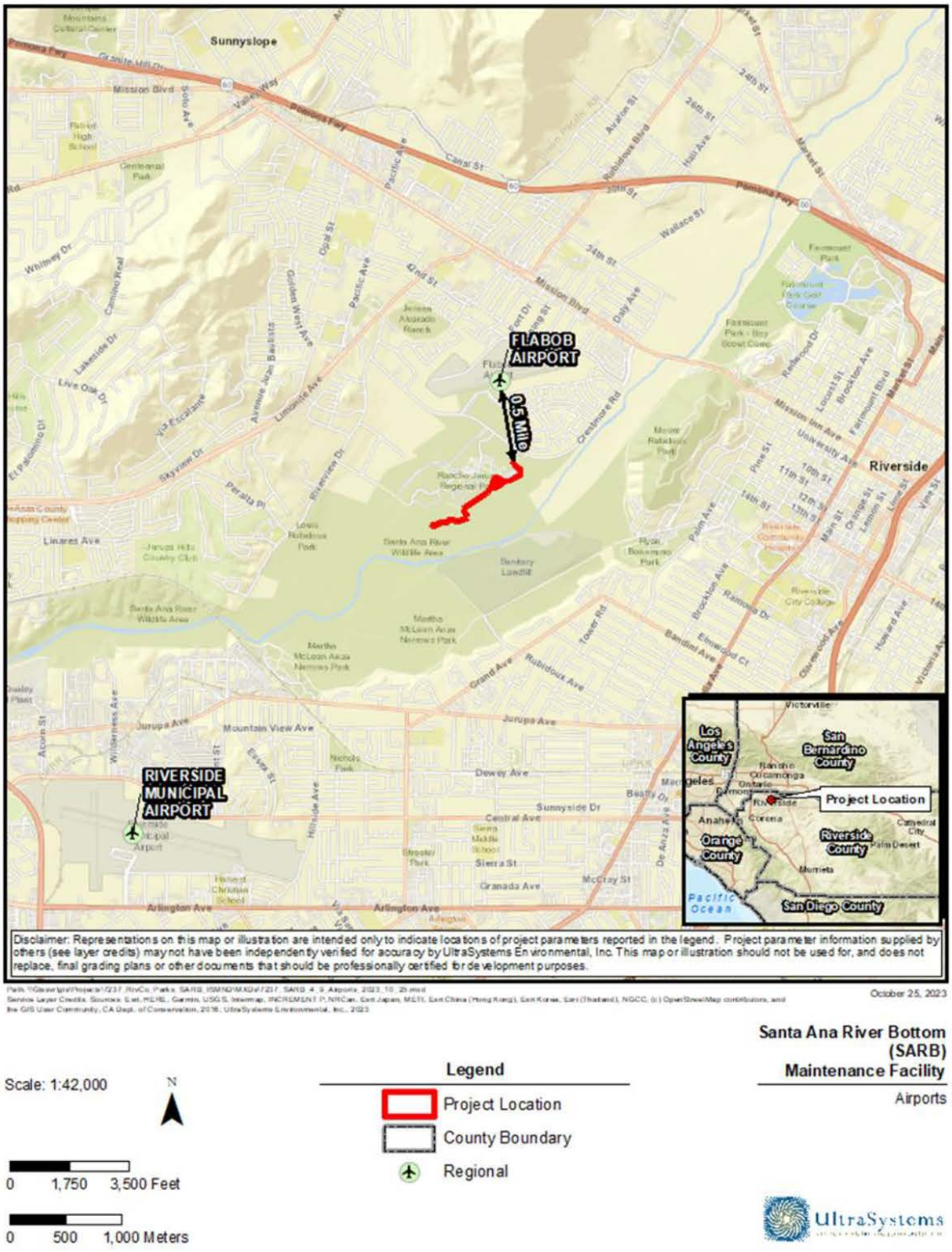
Construction

The City of Jurupa Valley Local Hazard Mitigation Plan (LHMP) was adopted by the City Council in 2023. The city requires that projects conducting construction work in City roadway rights-of-way get Traffic Control Permits approved by the City Department of Engineering. Emergency access must be maintained. Compliance with city requirements for traffic management during construction in the public ROW would ensure that the project would have a less than significant impact.

Operation

Project operation would not block traffic on rights-of-way or other local roadways. The project would provide emergency access to the proposed buildings compliant with California Fire Code Section 503. Therefore, impacts would be less than significant.

Figure 4.9-1
AIRPORTS IN THE PROJECT REGION



g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) and Local Responsibility Areas (LRA).

Very High Fire Hazard Severity Zone (VHFHSZ) designation refers to either:

> **wildland areas supporting high-to-extreme fire behavior resulting from climax fuels typified by well-developed surface fuel profiles (e.g., mature chaparral) or forested systems where crown fire is likely. Additional site elements include steep and mixed topography and climate/fire weather patterns that include seasonal extreme weather conditions of strong winds and dry fuel moistures. Burn frequency is typically high, and should be evidenced by numerous historical large fires in the area. Firebrands from both short- (<200 yards) and long-range sources are often abundant.**

OR

> **developed/urban areas typically with high vegetation density (>70% cover) and associated high fuel continuity, allowing for frontal flame spread over much of the area to progress impeded by only isolated non-burnable fractions. Often where tree cover is abundant, these areas look very similar to adjacent wildland areas. Developed areas may have less vegetation cover and still be in this class when in the immediate vicinity (0.25 mile) of wildland areas zoned as Very High (see above).**

A portion of the project site is in or near a moderate fire hazard severity zone (FHSZ) mapped by CAL FIRE within a Local Responsibility Area (LRA, that is, where cities and counties are responsible for the costs of wildfire prevention and suppression) (**Figure 4.9-2)**. The project site is not within or adjacent to a State Responsibility Area (SRA) (**Figure 4.9-3**). Although a portion of the project site would be located in a FHSV, that portion of the project site would only be comprised of fencing and road, which would not cause significant wildfire exposure to people or structures. Additionally, the proposed structure would not be in a FHSV and would not have people residing in it; the building would be for maintenance equipment. Therefore, impacts would be less than significant.

Figure 4.9-2
FIRE HAZARD SEVERITY ZONES – LOCAL RESPONSIBILITY AREA

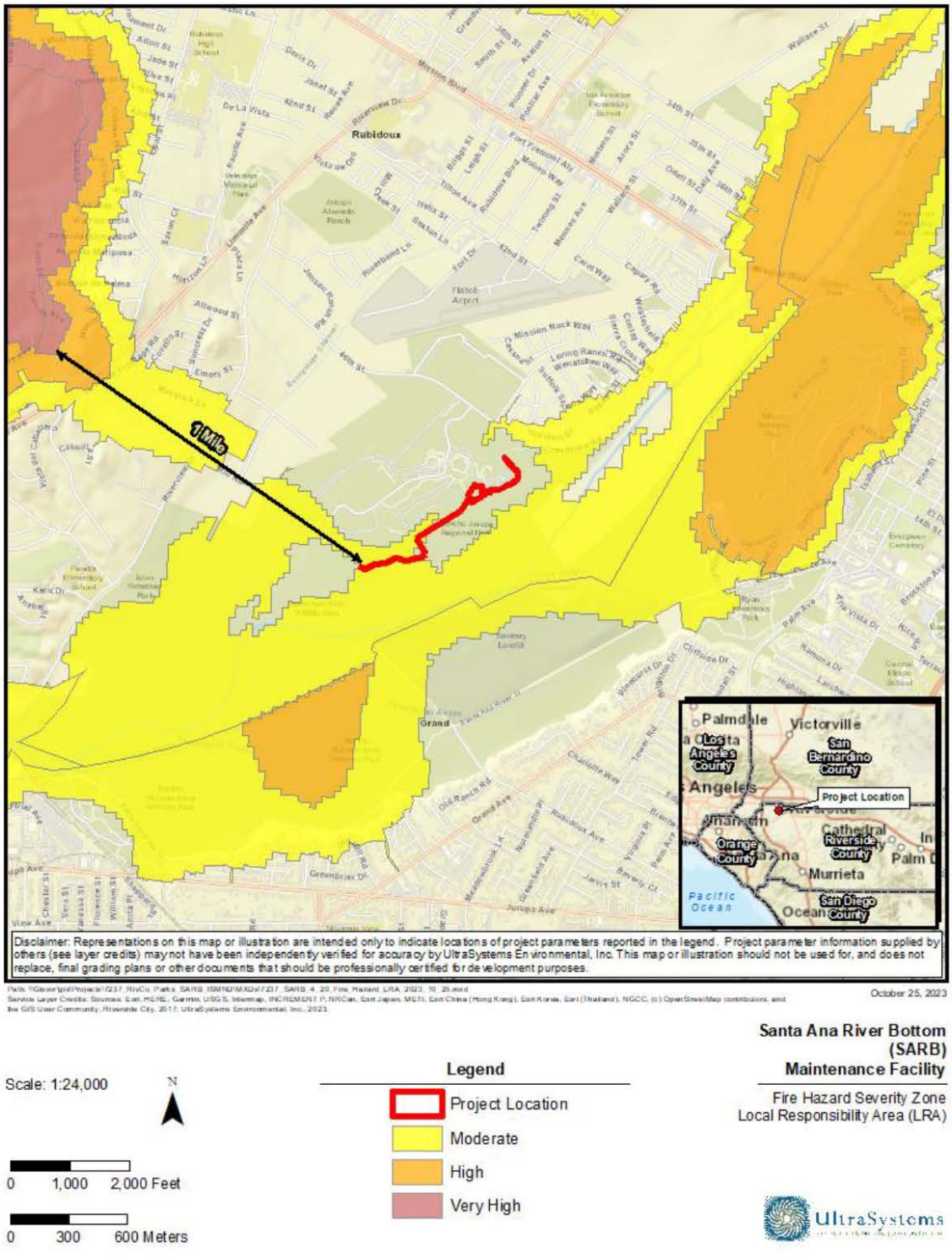
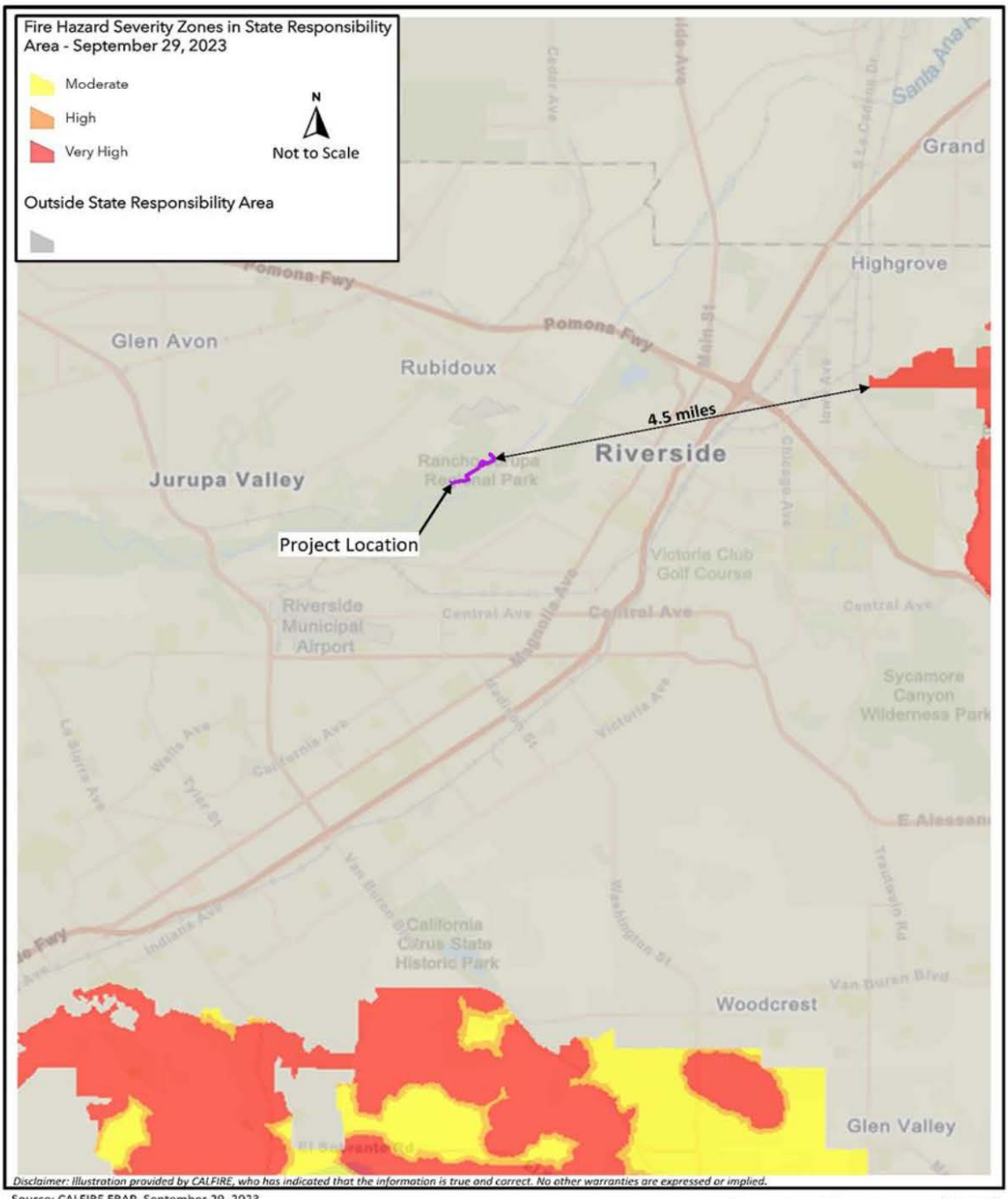


Figure 4.9-3
FIRE HAZARD SEVERITY ZONES – STATE RESPONSIBILITY AREA



Source: CALFIRE FRAP, September 29, 2023.

UltraSystems

Santa Ana River Bottom (SARB)
Maintenance Facility
Fire Hazard Severity Zone
State Responsibility Area (SRA)

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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 which would:			X	
i) result in substantial erosion or siltation on or offsite;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
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; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all Regional waters. Specifically, Basin Plans

designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions (RWQCB 2019). In addition, Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Santa Ana (Region 8) RWQCB.

The project site is in the Santa Ana River Basin (Basin) that includes much of Orange County, the northwestern corner of Riverside County, part of southwestern San Bernardino County, and a small portion of Los Angeles County. The Basin covers approximately 2,800 square miles in area with about 700 miles of rivers and major tributaries. The Santa Ana River, the major river in the Basin, extends some 96 miles from the San Bernardino Mountains in San Bernardino County to its mouth at the Pacific Ocean in Orange County. As shown in **Figure 4.10-1**, the project site is located within the Middle Santa Ana River Watershed that spans about 292 square miles, comprising much of the central part of the Upper Santa Ana River Valley in San Bernardino and Riverside counties (CDFW, 2023b).

The project site is flat and is about 0.25 mile west of the Santa Ana River. The nearest USGS blue-line stream to the project site other than the Santa Ana River is about 0.5 mile to the west.

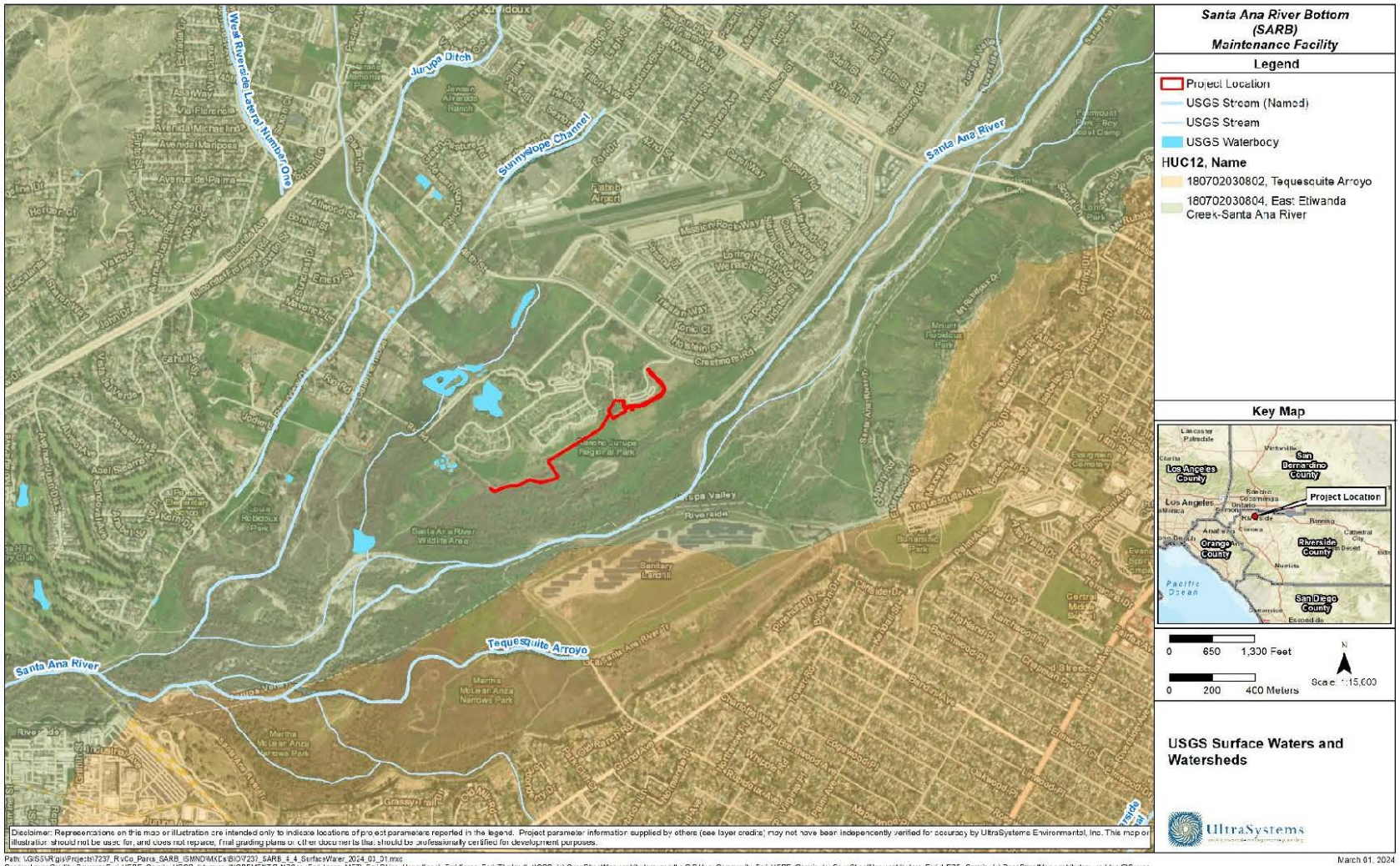
Development of the project has the potential to result in two types of water quality impacts: (1) short-term impacts due to construction-related discharges; and (2) long-term impacts from operation. Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. Erosion and sedimentation affect water quality of receiving waters through interference with photosynthesis, oxygen exchange, and respiration, growth, and reproduction of aquatic species. Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants such as nutrients, trace metals, and hydrocarbons can attach to sediment and be carried by stormwater into storm drains which discharge eventually to the Pacific Ocean.

Spills and mishandling of construction materials and waste may also potentially leave the project site and negatively impact water quality. The use of construction equipment and machinery may potentially result in contamination from petroleum products, hydraulic fluids, and heavy metals. Contamination from building preparation materials such as paints and solvents, and landscaping materials such as fertilizers, pesticides, and herbicides may also potentially degrade water quality during project construction. Trash and demolition debris may also be carried into storm drains and discharged into receiving waters.

Construction Pollutants Control

The project proponent is required by the California State Water Resources Control Board (SWRCB) to obtain coverage under a General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ, for projects which will disturb one or more acres of soil during construction). The project site is over one acre in area and is thus subject to the Construction General Permit. The Construction General Permit requires potential dischargers of pollutants into Waters of the United States (WOUS) to prepare a site-specific Stormwater Pollution Prevention Plan (SWPPP), which establishes enforceable limits on discharges,

Figure 4.10-1
USGS SURFACE WATERS AND WATERSHEDS



requires effluent monitoring, designates reporting requirements, and requires construction BMPs to reduce or eliminate point and non-point source discharges of pollutants. Additionally, BMPs must be maintained, inspected before and after each precipitation event, and repaired or replaced as necessary. Construction BMPs are grouped in six categories:

- erosion control;
- sediment control;
- wind erosion control;
- tracking controls;
- non-storm water management controls; that is, prohibitions on discharges other than stormwater, such as discharges from the cleaning, maintenance, and fueling of vehicles and equipment;
- and waste management controls (that is, good housekeeping practices).

Because the project is required by the SWRCB to comply with all applicable conditions of Construction General Permit Order 2022-0057-DWQ, potential violations of water quality standards or waste discharge requirements during project construction would be less than significant.

Operational Pollutant Controls

The Riverside County Municipal Stormwater Permit, Santa Ana Regional Water Quality Control Board Order No. R8 2010 0033, regulates the discharge of pollutants into WOUS through stormwater and urban runoff conveyance systems, including flood control facilities. These conveyance systems are commonly referred to as municipal separate storm sewer systems (MS4s), or storm drains; thus, the municipal stormwater permit is also known as the MS4 Permit.

Pursuant to the MS4 Permit, permittees including Riverside County must regulate discharges of pollutants in urban runoff from human-caused sources into storm water conveyance systems within their jurisdiction.

Stormwater from roof gutters on the proposed maintenance building would be conveyed through downspouts and pipe to a bubbler pot (i.e., a small chamber through which water flows onto the ground surface). The top of the bubbler pot would be at-grade. It is expected that stormwater released from the bubbler pot would either flow west to existing lakes north of Lakeview Campground, the westerly of the two existing campgrounds in Rancho Jurupa Park; or would percolate into soil and then infiltrate into the Riverside-Arlington subbasin of the Upper Santa Ana Valley Groundwater Basin, over which the project site lies. Potential impacts to water quality would be less than significant and mitigation is not proposed.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact

The project site is over the Upper Santa Ana Valley Groundwater Basin, within the Riverside-Arlington subbasin. The subbasin covers approximately 92 square miles and underlies part of the Upper Santa Ana River Valley in northwest Riverside County and southwest San Bernardino County. The Santa Ana River flows over the northern portion of the subbasin. Annual average precipitation is about 10 to 14 inches across the subbasin (DWR; 2019, 2003; Google Earth Pro, 2023).

The Rubidoux Community Services District (RCSD) would supply water to the project site. RCSD water supplies are local groundwater from the Riverside South Groundwater Basin, and Western Municipal Water District (WMWD) water supply – consisting of imported water from northern California and from the Colorado River; and groundwater – routed through the City of Riverside's distribution system (RCSD, 2021). RCSD forecasts that it will have sufficient water supplies to meet demands in its service area over the 2025-2045 period in normal, single-dry-year, and multiple-dry-year conditions (RCSD, 2021).

Project water demand is estimated as 206 gallons per day (gpd), as shown below in **Table 4.10-1**, based on wastewater generation factors from the City of Los Angeles. The RCSD forecasts that it has sufficient water supplies to meet water demands in its service area through 2045, and project development would not substantially decrease groundwater supplies. The project site is not used for intentional groundwater recharge. Impacts would be less than significant.

Table 4.10-1
ESTIMATED PROJECT WATER DEMAND

Land Use	Square Feet	Water Demand, gallons per day	
		Per square foot[1]	Total
Garage	1,354	0.02	27
Office	1,196	0.15	179
Total		Not applicable	**206**

[1] Source: City of Los Angeles, 2006

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on or offsite;

Less Than Significant Impact

The project site is relatively flat, with elevations ranging from approximately 737 to 750 feet above mean sea level (amsl; Google Earth, 2024). The project site is within a 100-year flood zone centered on the Santa Ana River, and is about 0.25 mile west of the Santa Ana River channel.

Construction

Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. As detailed in Section **4.10 a),** Riverside County Regional Park and Open Space District would be required to develop a SWPPP by a certified qualified SWPPP developer. The required SWPPP would be project specific and would prescribe site specific stormwater BMPs which would be intended to minimize or avoid having soil leave the project site, through either stormwater or wind, and thus minimize or avoid soil erosion onsite and siltation in receiving waters.

With implementation of a project specific SWPPP and proper maintenance and replacement of required stormwater BMPs (as necessary), potential impacts resulting in substantial erosion or siltation on- or offsite would be minimized or avoided, and impacts would be less than significant. No mitigation is proposed.

Operation

The bubbler pot proposed as part of project design would minimize or avoid on- or offsite erosion and siltation by releasing stormwater gradually onto the ground surface so that the water would either flow away gently or would percolate into soil. Adherence to MS4 permit requirements would limit pollutant discharges from development of the project; therefore, impacts resulting from project operation would be less than significant.

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?

Less than Significant Impact

The project proposes development of about 5,932 square feet (approximately 0.136 acre) of impervious area. Rancho Jurupa Park, in which the park is located, is one of numerous parks and open space areas along the Santa Ana River in Riverside County totaling many thousands of acres. The proposed impervious area would not be substantial relative to the amount of pervious areas in the project region near the Santa Ana River. Flood control improvements along the Santa Ana River in San Bernardino and Riverside counties that have been completed recently or are underway include the Seven Oaks Dam near the Community of Mentone in San Bernardino County, completed in 1999; and management of overflow area from Seven Oaks Dam in San Bernardino County to Prado Dam in Riverside County (Corps, 2021; OC Public Works, 2024). Thus, any slight increase in runoff due to project development would not exceed drainage capacity in the region. Impacts would be less than significant, and no mitigation is required.

iv) Impede or redirect flood flows?

Less Than Significant Impact

The project site is located in Flood Hazard Zone AE, defined as 100-year flood zones where base flood elevations have been determined (see **Figure 4.10-2** below). The proposed maintenance yard, hazmat pad, and roadway would all be at-grade and thus would not redirect flood flows. The proposed maintenance building would be 85 feet long and 30 feet wide; its long direction would be oriented northeast-southwest, generally parallel to the Santa Ana River (and thus, it's expected, parallel to flood flows along the River). The 100-year flood zone along the Santa Ana River near the project site is about 3,600 feet, or 0.7 mile, wide (see **Figure 4.10-2**). Thus, development of the proposed building would not impede or redirect flood flows. Impacts would be less than significant, and mitigation is not required.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact

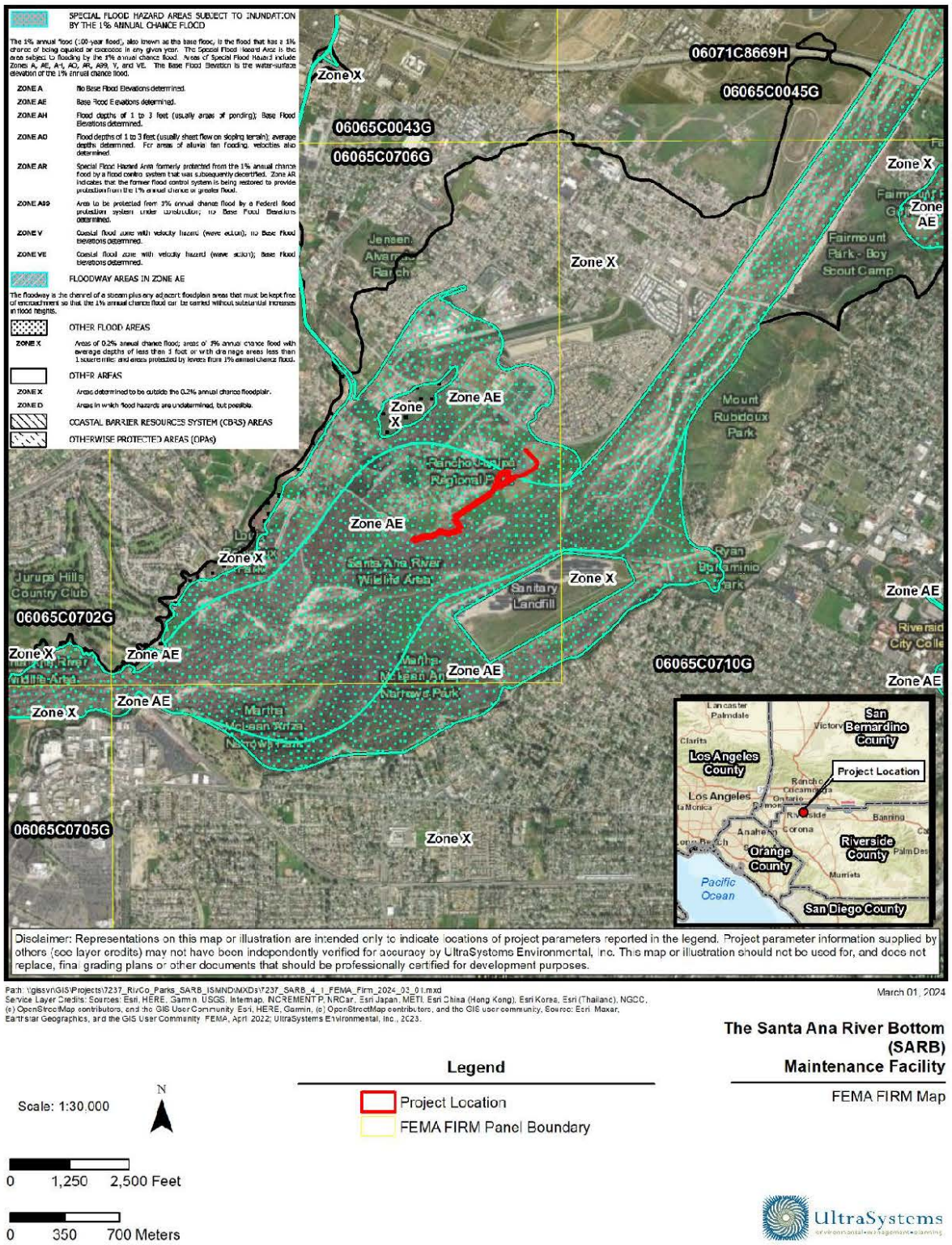
The project site is in a 100-year flood zone. Project construction and operation would comply with regulations governing stormwater quality and hazardous materials. Project operation would not use large amounts of hazardous materials. Therefore, project development would not risk release of pollutants due to project inundation.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. No tsunami flood hazard is present on the project site due to the site's inland location and elevation. Therefore, project development would not exacerbate tsunami flooding hazards.

A seiche is an oscillating wave, formed by earthquakes or winds, in an enclosed or partially enclosed waterbody. The nearest body of water to the project site in which a seiche could form is Jurupa Basin, about 2.6 miles to the northwest. The project site is outside of the dam inundation area for Jurupa Basin (DWR, 2023), and the project would not be at risk of inundation by seiche.

The proposed project would not be at risk of inundation by flood hazards, tsunami, or seiche, and would therefore not be at risk of release of pollutants due to inundation. No impact would occur, and mitigation is not required.

Figure 4.10-2
FEMA FLOOD ZONES MAP



e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact

The water quality control plan for the Santa Ana River Basin, issued by the SARWQCB in 2019, is described above in **Section 4.10 a**.

The proposed project would comply with the Construction General Permit by developing and implementing a site-specific SWPPP and construction stormwater BMPs throughout the construction phase. The proposed project would include a bubbler pot in the project design, which would discharge stormwater from the roof of the proposed warehouse building gradually onto the ground surface several feet away from the building. The proposed project would not conflict with or obstruct implementation of a water quality control plan.

The Riverside-Arlington Subbasin Groundwater Sustainability Agency (GSA) is currently developing a Groundwater Sustainability Plan (GSP) (WMWD, 2023, p. 4-9); no such plan was available for review during preparation of the present IS/MND. Project development would not conflict with a sustainable groundwater management plan. No impact would occur and mitigation is not required.

Project development would not interfere substantially with groundwater supplies or groundwater recharge, as shown above in Section 4.10 d. No impacts would occur.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				**X**

a) Would the project physically divide an established community?

No Impact

The project site is located in the southeast portion of the Rancho Jurupa Regional Park (RJRP). The project site would not extend into existing right-of-way or private property. Therefore, the project would not divide an established community and there would be no impacts.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

As shown in **Figures 4.11-1** and **4.11-2**, the project site has a General Plan land use designation of Open Space Recreation (OS-R) and a zoning designation of Watercourse, Watershed, and Conservation Area (W-1) (City of Jurupa Valley, 2023). The OS-R land use designation allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks. Agricultural activities are also permitted, where appropriate. Ancillary structures may be permitted for recreational opportunities (City of Jurupa Valley, 2017, p. 2-28). The W-1 zone classification is intended to provide areas that maintain and protect the community's natural open space resources (City of Jurupa Valley Municipal Code, 2023). The proposed project would develop a new maintenance yard for the RJRP that includes a new maintenance building, fencing, road, hazmat area, and modernization of existing storage structure with a shower and bathroom. The new maintenance building would provide a dedicated space to effectively manage and maintain equipment, infrastructure, and assets. By having a dedicated maintenance yard and building, Riverside County Parks staff would benefit from centralized storage, easy access to tools and equipment, specialized facilities for repairs and inspections, and a controlled environment for maintenance activities of the RJRP. Therefore, the project would adhere to the project site's land use and zoning designations by improving the existing operation and maintenance of the park.

A consistency analysis of the proposed project respecting relevant City of Jurupa Valley General Plan Land Use Element goals and policies is provided below in **Table 4.11-1**. No impact would occur.

Table 4.11-1
CONSISTENCY ANALYSIS: PROPOSED PROJECT COMPARED TO RELEVANT CITY OF JURUPA VALLEY GENERAL PLAN LAND USE ELEMENT GOALS AND POLICIES

Policies	Consistency Analysis
Policy LUE 1.1: Compatible Structures. Require that structures be designed and operated in a manner that preserves and is compatible with the environmental character where they are located, including lighting, telecommunications equipment and other facilities and equipment.	**Consistent:** The proposed project would develop a maintenance yard and maintenance building under the applicable zoning regulations that would result in compatible design/environmental character of the project area. Therefore, the project would be consistent with this policy.
Policy LUE 1.6: County Facilities. Encourage the County to continue to develop and maintain regional park facilities in Jurupa Valley that provide recreational opportunities for residents and visitors.	**Consistent:** The proposed project would develop a maintenance yard and building that would improve the maintenance operations of the Riverside County Parks operation. Therefore, the project would be consistent with this policy.

Source: City of Jurupa Valley, 2017a, p. 2-29

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATION

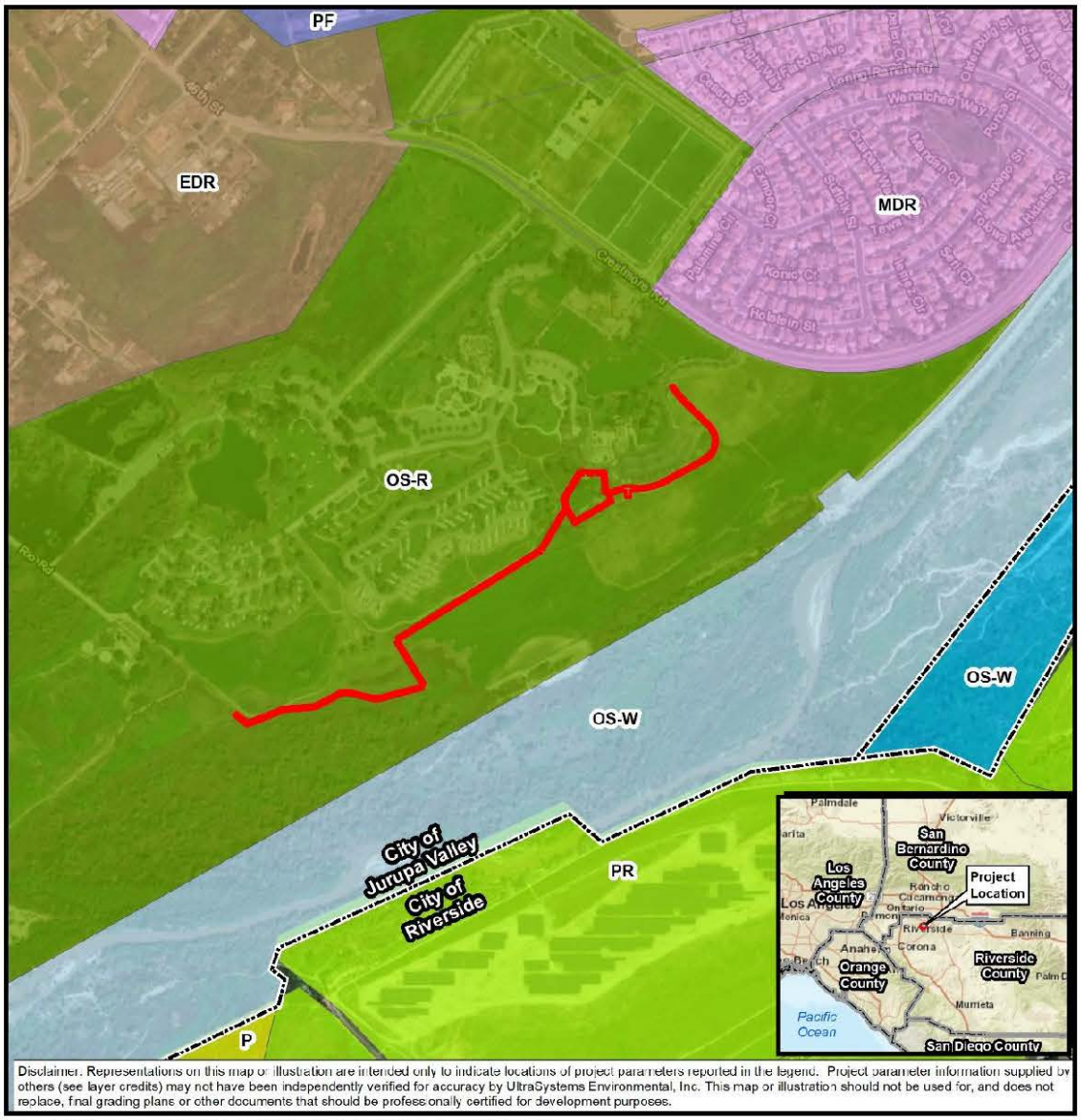
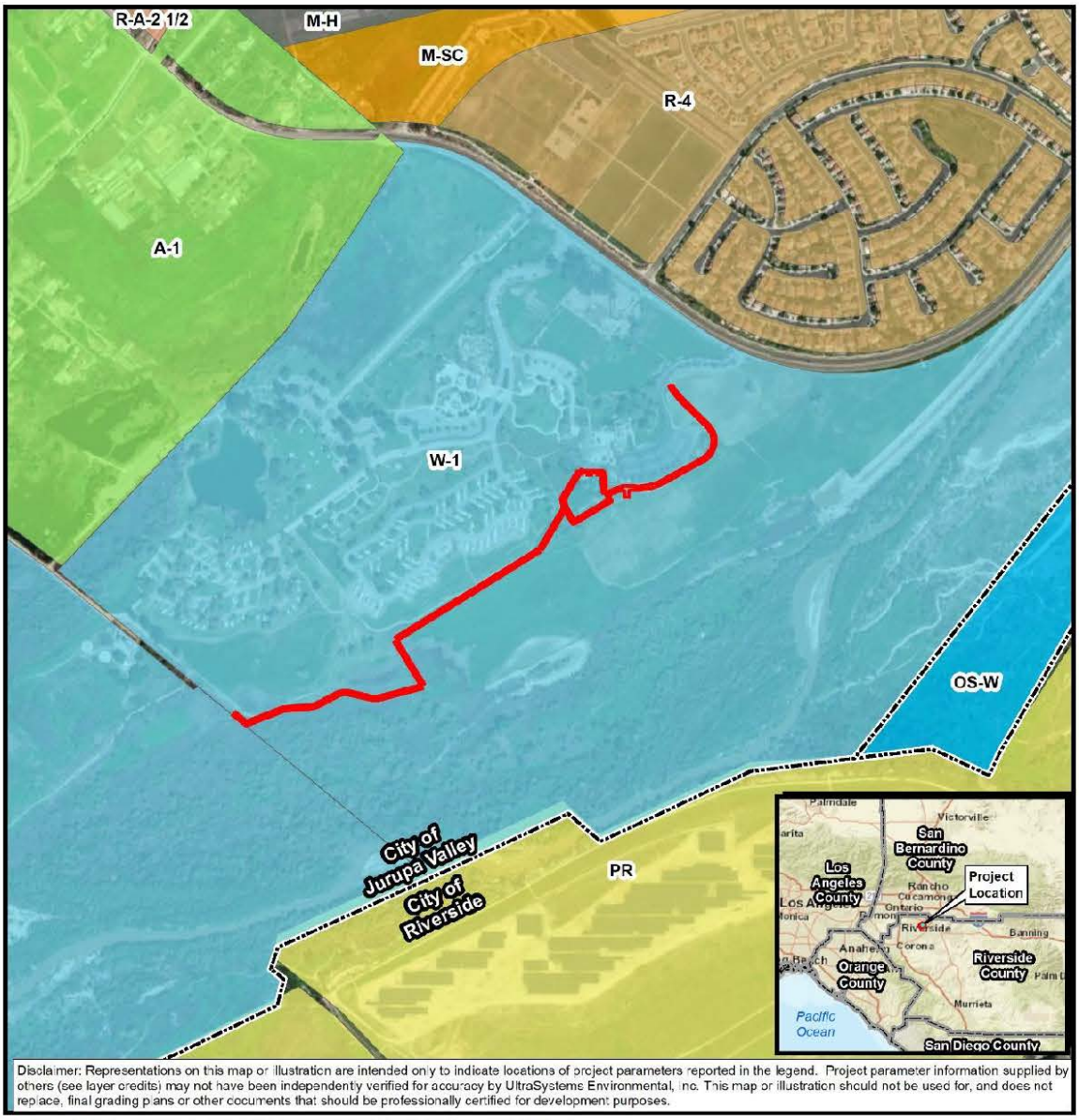


Figure 4.11-2
ZONING DESIGNATION



4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?			**X**	
b) 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?			**X**	

a) Would the project 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?

and

b) Would the project 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?

Less than Significant Impact

The proposed project site is located within Mineral Resource Zone (MRZ)-2 as shown in **Figure 4.12-1**. The MRZ-2 classification covers areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. The Jurupa General Plan states that the city does include mineral extraction and processing facilities in specific zoning categories. It is unlikely that anyone would propose establishing new surface mining operations within the city since mining is allowed on specific land use designations and zoning districts. In addition, the project site and surroundings are built out with urban uses and are thus unavailable for mining. According to the 'Well Finder' tool generated by the California Department of Conservation Division of Oil, Gas, & Geothermal Resources, the project site is not located near (i.e., within one mile of) any oil or gas wells or geothermal wells; the nearest active oil or gas well is located 16 miles to the west as shown in **Figure 4.12-2**, and the nearest active geothermal well is located 10 miles to the southwest of the project as shown in **Figure 4.12-3**. Although this project is located within an area classified MRZ-2, the project cannot and will not interfere with the availability of these resources since they cannot be accessed due to policies in the Jurupa General Plan, which does not allow active mining within the city limits. Therefore, the project site is not an important local mineral resource recovery site and the project would have a less than significant impact on the availability of known mineral and oil-based resources of value to the region or state residents, and on any locally important mineral resource recovery sites.

Figure 4.12-1
DESIGNATED MINERAL RESOURCE ZONE

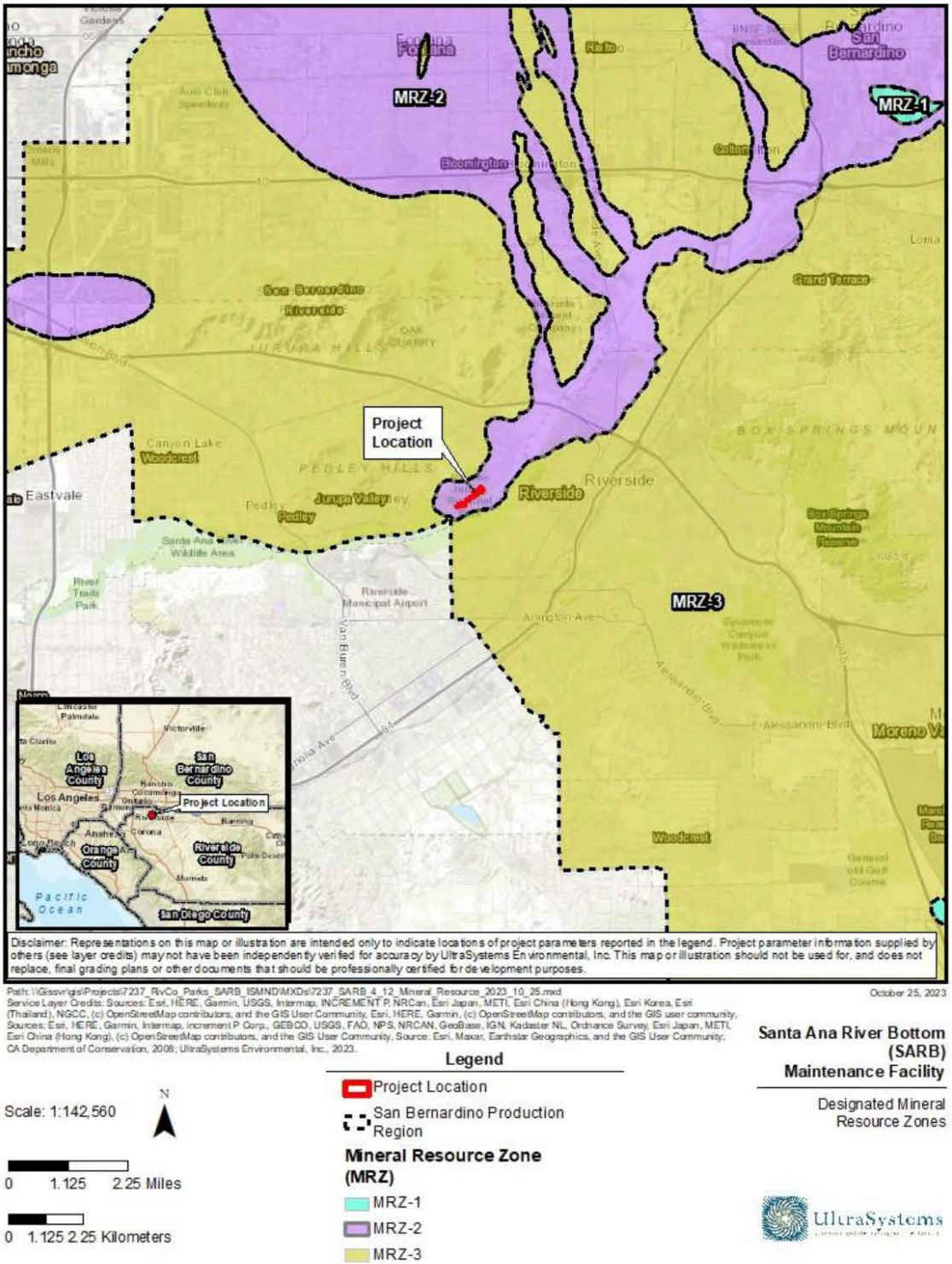


Figure 4.12-2
OIL AND GAS WELLS, AND FIELDS

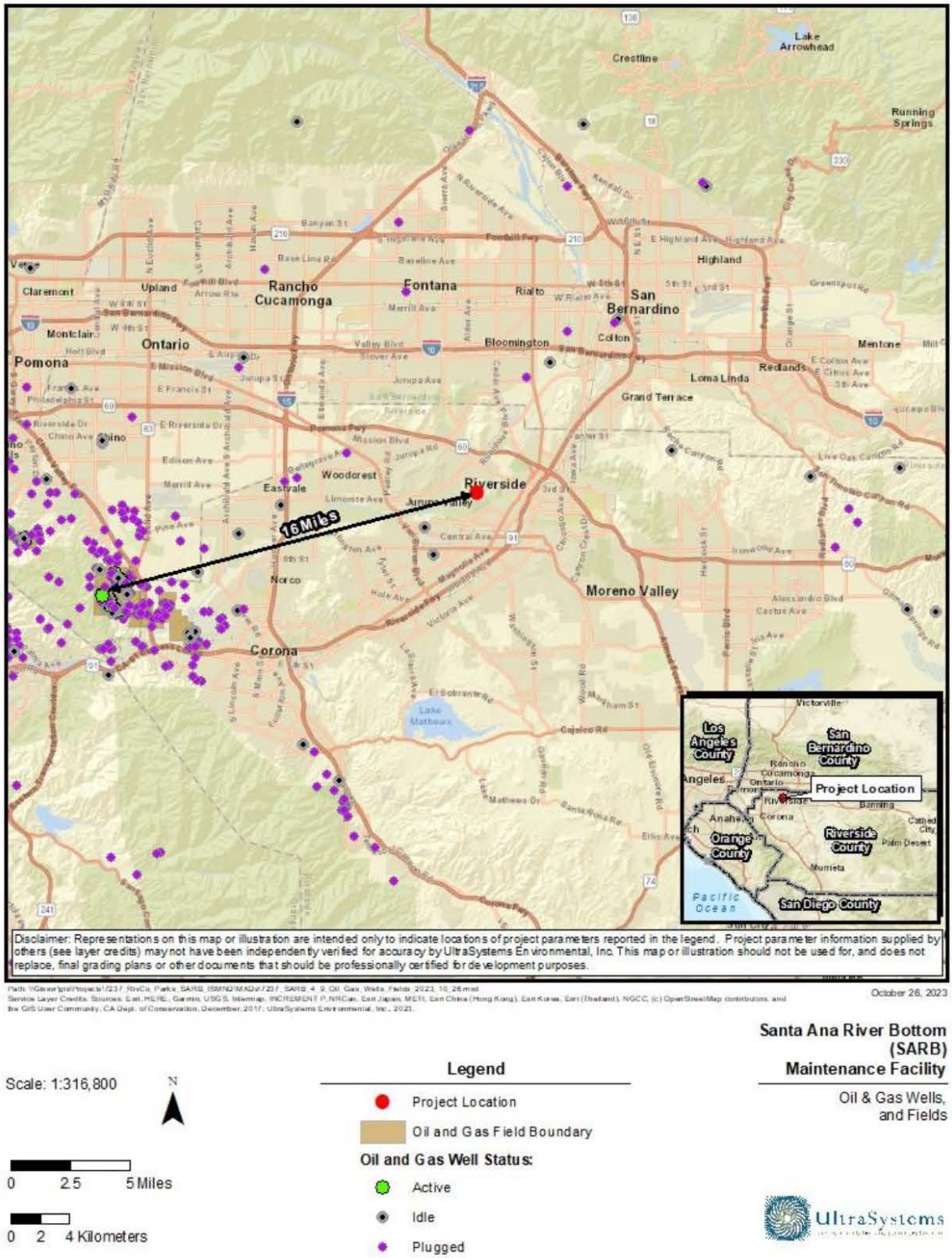
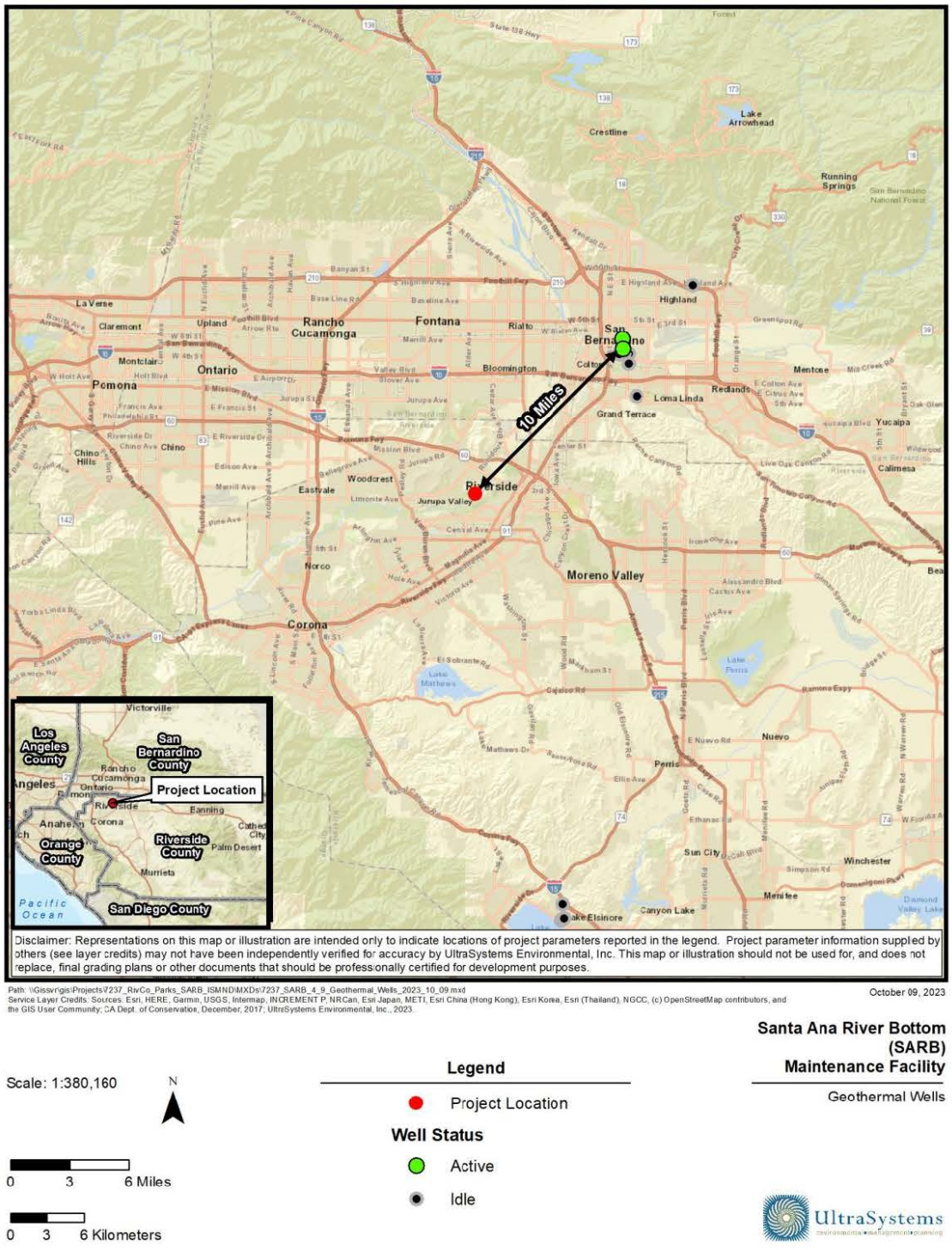


Figure 4.12-3
GEOTHERMAL WELLS



4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**

4.13.1 Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micro pascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 Noise Measurement Scales

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

- L_{max} is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. L_{max} is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Hendriks, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.
- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

4.13.3 Existing Noise

The project site is in a park in a predominantly residential and commercial area. The main source of ambient noise is traffic on local roadways.

4.13.4 Sensitive Land Uses

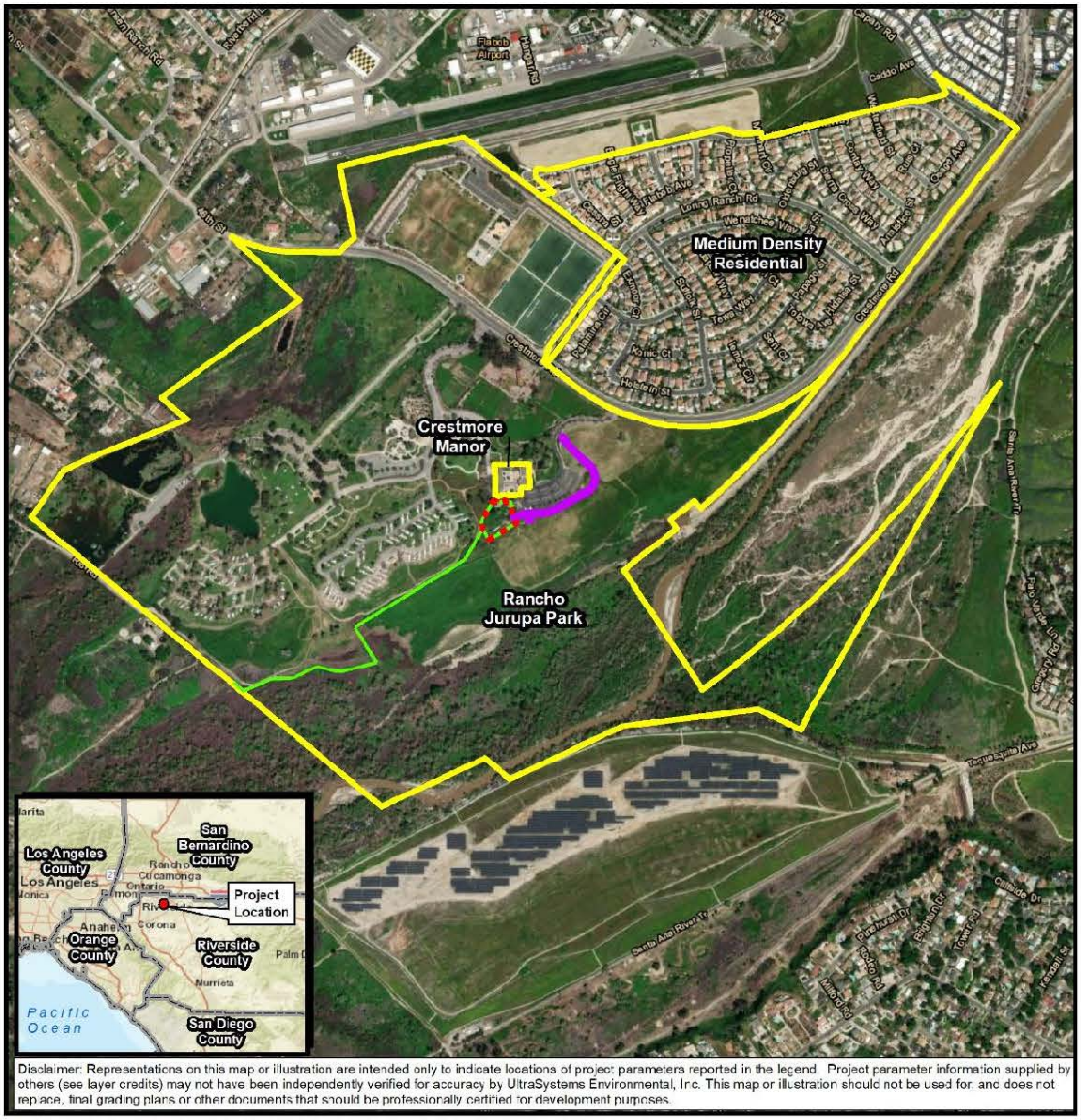
The City of Jurupa Valley's General Plan lists noise sensitive land uses as those that depend on low levels of sound to promote the health and well-being of their occupants (City of Jurupa Valley, 2017a). This category includes residential uses, schools, hospitals, assisted living facilities, mental care facilities, places of worship, libraries, and passive recreation areas. Additionally, the City's Municipal Code has applicable noise standards in regard to construction noise exemptions (City of Jurupa Valley Municipal Code, 2021). The closest sensitive receivers to the project site include the single-family neighborhood directly northeast of the project site, Crestmore Manor, and Rancho Jurupa Regional Park (Google Earth Pro, 2021). Sensitive receivers are shown in **Figure 4.13-1**. **Table 4.13-1** summarizes information about them.

Table 4.13-1
SENSITIVE RECEIVERS IN PROJECT AREA

Description	Location	Distance From Site Boundary (feet)	Nearest Ambient Sampling Point[a]
Crestmore Manor	4600 Crestmore Road	284	1
Crestmore Manor	4600 Crestmore Road	197	2
Rancho Jurupa Regional Park	4800 Crestmore Road	419	3
Single-family Residence	5220 Holstein Street	1,136	4

[a]See **Figure 4.13-2** for locations of ambient noise sampling points.

Figure 4.13-1
SENSITIVE RECEIVERS NEAR THE PROJECT SITE



4.13.5 Ambient Noise Measurements

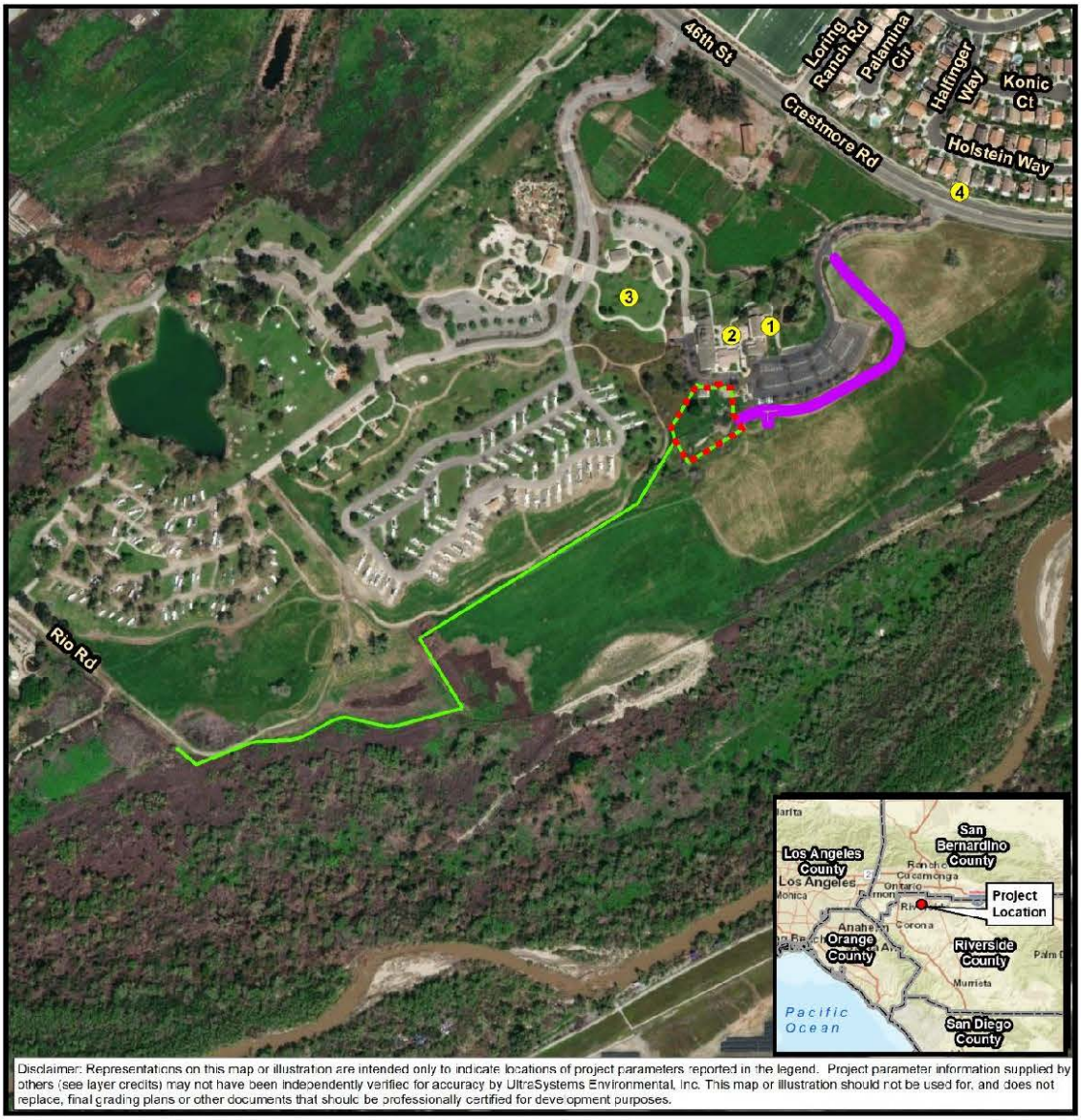
On December 5, 2023, UltraSystems obtained 15-minute ambient noise level samples at four locations in the general area of the project. Sampling locations are shown in **Figure 4.13-2**. Measurements were made between 10:43 a.m. and 1:39 p.m. As shown in **Table 4.13-2,** average short-term ambient noise levels (L_{eq}) ranged from 43.6 to 66.5 dBA L_{eq}. The 66.5-dBA noise level was along Crestmore Road, on the sidewalk behind a single-story single-family house. All monitored noise levels were within the range considered typical for the nearby land uses.

Table 4.13-2
AMBIENT NOISE MEASUREMENT RESULTS

Point	Data Set	Sampling Time	Address	Sound Level (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S001	1043-1058	4600 Crestmore Road	49.5	61.9	43.9	In front of the east side of Crestmore Manor
2	S002	1122-1137	4600 Crestmore Road	43.6	59.0	38.9	In the middle plaza area of Crestmore Manor
3	S003	1250-1305	4800 Crestmore Road	47.4	61.7	42.2	In the middle of Rancho Jurupa Regional Park
4	S004	1324-1339	5220 Holstein Street	66.5	80.8	45.2	On the sidewalk behind a single-story, single-family home

Source: UltraSystems, 2024.

Figure 4.13-2
AMBIENT NOISE MEASUREMENT LOCATIONS



4.13.6 Regulatory Setting

State of California

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels with effects on various land uses. (The Office of Noise Control no longer exists.) The most current guidelines prepared by the state noise officer are contained in the "General Plan Guidelines" issued by the Governor's Office of Planning and Research in 2003 and reissued in 2017 (Governor's Office of Planning and Research, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

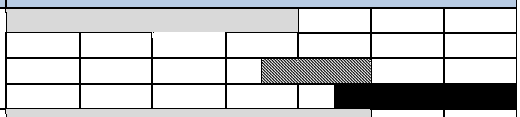
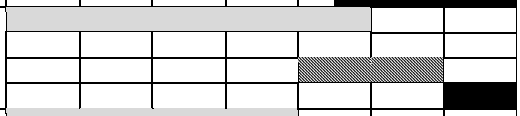
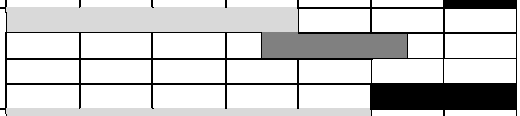
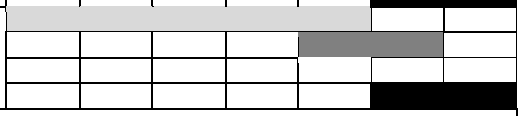
- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.
- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.
- **Clearly Unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The types of land uses addressed by the state standards, and the acceptable noise categories for each, are presented in **Table 4.13-3**. There is some overlap between categories, which indicates that some judgment is required in determining the applicability of the numbers in a given situation.

Title 24 of the California Code of Regulations requires performing acoustical studies before constructing dwelling units in areas that exceed 60 dBA L_{dn}.

Table 4.13-3
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

Land Use Category	Noise Exposure (dBA, CNEL)						
	55	60	65	70	75	80	
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							

Land Use Category	Noise Exposure (dBA, CNEL)
Playgrounds, Neighborhood Parks	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	
Office Buildings, Business Commercial and Professional	
Industrial, Manufacturing, Utilities, Agriculture	

	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Governor's Office of Planning and Research, 2017.

City of Jurupa Valley General Plan Noise Element

The Noise Element of the City of Jurupa Valley General Plan (City of Jurupa Valley, 2017a) identifies sources of noise in the city and provides objectives and policies that ensure that noise from various sources would not create an unacceptable noise environment. As shown in **Table 4.13-3**, for a neighborhood parks development such as the proposed project, exterior noise levels of 75 dBA CNEL or less are desirable.

The General Plan Noise Element has the following applicable goals and associated policies for addressing noise issues in the community (City of Jurupa Valley, 2017a):

Goal NE 1: Protect individual freedoms while preventing noise and vibration from degrading the safety and well-being of our community.

Policy NE 1.1 **Land Use/Noise Compatibility**. Utilize the Land Use/Noise Compatibility Matrix, (refer to **Table 4.13-3** above), to determine the compatibility of proposed development, including General Plan amendments, specific plan amendments, town center plans, and rezonings, with existing land uses and/or noise exposure due to transportation sources.

Program NE 1.1.1

Municipal Code: Amend the Municipal Code to require that development entitlements (e.g., tract maps, site development plans, conditional use permits) comply with the Land Use/Noise Compatibility Matrix, **Table 4.13-3** above, and with other noise requirements of the General Plan.

Program NE 1.1.2

Noise Guide. The Planning Department shall prepare and maintain a Noise Guide containing "Good Neighbor" guidelines and rules for neighborhood noise reduction and procedures for mitigating noise, and make the Guide available to the public, property owners, and developers.

Program NE 1.1.3

Homeowner Assistance. Assist homeowners living in high noise areas to reduce noise levels in their homes through funding assistance and retrofitting program development, as City resources allow or other agencies provide.

Program NE 1.1.4

Noise Compatibility Assessment. Conduct a noise compatibility assessment of sensitive land uses throughout the City.

Policy NE 1.2 **New Development and Stationary Noise Sources**. New development of noise - sensitive land uses near existing stationary noise sources may be permitted only where their location or design allows the development to meet the standards listed in **Table 4.13-3**.

Policy NE 1.3 **New or Modified Stationary Noise Sources**. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of **Table 4.13-3**. This policy does not apply to noise levels associated with agricultural operations existing in 2017.

Policy NE 1.4 **Acoustical Assessment.** Require an acoustical assessment for proposed General Plan amendments and rezones that exceed the "Normally Acceptable" thresholds of the Land Use/Noise Compatibility Matrix.

Policy NE 1.5 **Noise-Sensitive Uses.** Consider the following uses noise - sensitive and discourage these uses in areas in excess of 65 CNEL: schools, hospitals, assisted living facilities, mental care facilities, residential uses, libraries, passive recreational uses, and places of worship.

Policy NE 1.6 **Protection of Noise-Sensitive Uses.** Protect noise - sensitive land uses from high levels of noise by restricting noise -producing land uses from these areas. If the noise - producing land uses cannot be relocated, then measures such as building techniques, setbacks, landscaping, and noise walls should be considered.

Policy NE 1.7 **Noise-Tolerant Uses.** Guide new or relocated noise-tolerant land uses into areas irrevocably committed to land uses that are noise producing, such as along major transportation corridors or within the projected noise contours of area airports.

Policy NE 1.8 **Airport Noise Compatibility.** Ensure that new land use development within Airport Influence Areas complies with airport land use noise compatibility criteria contained in the applicable Airport Land Use Compatibility (ALUC) plan for the area.

Policy NE 1.9 **Acoustic Site Planning and Design.** Incorporate acoustic site planning into the design and placement of new development, particularly large scale, mixed-use, or master-planned development, including building orientation, berming, special noise-resistant walls, window and door assemblies, and other appropriate measures

Policy NE 1.10 **Mixed Uses.** Require that mixed commercial and residential development minimizes the transfer or transmission of noise from the commercial land use to the residential land use.

Goal NE 2: Ensure adjacent land uses are compatible, and protect sensitive receptors from outside sources of noise and vibration.

Policy NE 2.1: **Roadway Projects.** Include noise mitigation measures in the design and construction of new roadway projects in the City. Noise mitigation may include speed reduction, roadway design, noise-reducing materials or surfaces, edge treatments and parkways with berms and landscaping, and other measures.

Program NE 2.1.1

Truck Routes. Prepare and adopt truck routes to direct commercial trucks away from sensitive noise receptors.

Program NE 2.1.1

City Actions. The City will consider implementing one or more of the following measures where existing or cumulative increases in noise levels from new development significantly affect noise-sensitive land uses or residential neighborhoods:

1. Rerouting traffic onto streets that can maintain desired levels of service, consistent with the Mobility Element, and that do not adjoin noise-sensitive land uses.

2. Rerouting commercial trucks onto streets that do not adjoin noise-sensitive land uses.

3. Constructing noise barriers.

4. Reducing traffic speeds through street or intersection design methods (also refer to the Mobility Element).

5. Retrofitting buildings with noise-reducing features.

6. Establishing financial programs, such as low cost loans to owners of noise-impacted property, or requiring noise mitigation or trip reduction programs as a condition of development approval.

7. Encourage and support stepped up enforcement of traffic laws and the California Vehicle Code.

Program NE 2.1.3

City Operations and Purchasing. The City will pursue alternatives to the use of noisy equipment and vehicles, and will purchase equipment and vehicles only if they incorporate the best available noise reduction technology.

Policy NE 2.2: **Commercial Truck Deliveries.** Require commercial or industrial truck delivery hours be limited to least sensitive times of the day when adjacent to noise sensitive land uses, unless there is no feasible alternative or there are overriding transportation benefits, as determined by the Planning Director.

Policy NE-2.3: **Off-Road Vehicles.** Restrict the use of motorized trail bikes, mini-bikes, and other off-road vehicles except where designated for that purpose. Enforce strict operating hours for these vehicles where they are located to minimize noise impacts on sensitive land uses adjacent to public trails and parks.

Policy NE-2.4: **Rail Noise.** Minimize the noise effect of rail transit (freight and passenger) on residential uses and other sensitive land uses through the land use planning and discretionary approval process.

Policy NE-2.5: **Rail Noise Mitigation.** Encourage and, where possible, require the rail service provider to install noise mitigation features where rail operations impact existing adjacent residential or other noise-sensitive uses.

Policy NE-2.6: **Noise Contours.** Check all proposed development projects for possible location within roadway, railroad, and airport noise contours.

Policy NE-2.7: **Airport Compatibility.** Comply with applicable noise mitigation policies contained in the Airport Land Use Compatibility (ALUC) Plans for Flabob Airport, Riverside Municipal Airport, and the LA/Ontario International Airport.

Policy NE-2.8: **Preferred Noise Mitigation Methods.** When approving new development of noise-sensitive uses or noise generating uses, the City will require noise mitigation in the order of preference, as listed below, with "1" being most preferred. For example, when mitigating outdoor noise exposure, providing distance between source and recipient is preferred to providing berms and walls. Before approving a less desirable approach, the City approval body must make a finding that more desirable approaches are not effective or that it is not practical to use the preferred approaches consistent with other design criteria based on the General Plan.

1. Mitigating Noise Generation

a. Design the site of the noise-producing project so that buildings or other solid structures shield neighboring noise-sensitive uses;

b. Limit the operating times of noise-producing activities;

c. Provide features, such as walls, with a primary purpose of blocking noise.

2. Mitigating Outdoor Noise Exposure

a. Provide distance between noise source and recipient;

b. Provide distance plus planted earthen berms;

c. Provide distance and planted earthen berms, combined with sound walls;

d. Provide earthen berms combined with sound walls;

e. Provide sound walls only;

f. Integrate buildings and sound walls to create a continuous noise barrier.

Policy NE-2.9: **Noise Mitigation in Town Centers.** In the City's town center areas, building orientation and acoustical construction techniques may be utilized as a first order of preference to mitigate noise levels.

Policy NE-2.10: **Noise Walls.** Noise mitigation walls (sound walls) should be used only when it is shown that preferred approaches are not effective or that it is not practical to use the preferred approaches consistent with other design criteria in the General Plan. Where noise walls are used, they should be designed to enhance community character, protect significant views, discourage graffiti, and help create an attractive pedestrian-friendly residential setting through features such as setbacks, changes in vertical and horizontal alignment, detail and texture, public art, walkways or trails, and landscaping. The height of such walls should be minimized, and where sound attenuation requires that a buffer that exceeds 10 feet in height, the sound buffer should consist of a combination of berms and a wall, or two or more retaining walls stepped back to allow intervening landscaping.

Goal NE 3: Minimize excessive noise levels and community health risks due to mobile noise sources.

Policy NE 3.1: **Noise Analysis.** Require that a noise analysis be conducted by an acoustical specialist for all proposed development projects that have the potential to generate significant noise near a noise-sensitive land use, or on or near land designated for noise-sensitive land uses, and ensure that recommended mitigation measures are implemented.

Program NE 3.1.1

Ensuring Compliance. Ensure that required noise mitigation measures are enforced as a project is built, and in place and/or fully implemented prior to release of occupancy, including enforcement of the State Building Codes regarding Chapter 35, "Sound Transmission Control," as amended, and "Noise Insulation Standards" (California Code of Regulations, Title 24).

Program NE 3.1.2

Stationary Noise Regulations. Review and revise the City's Noise Ordinance to ensure there are adequate stationary noise regulations in effect to protect the quality of life of Jurupa Valley.

Policy NE 3.2: **Truck Loading, Shipping, and Parking.** Require that the loading, shipping or parking facilities of commercial and industrial land uses that abut or are within 200 feet of residential parcels, be located and designed to minimize potential noise impacts upon residents. Overnight commercial truck parking areas shall be regulated in the Zoning Ordinance as a commercial use.

Policy NE 3.3: **Noise Buffers.** Require major stationary noise generating sources to install noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest level practical as a condition of the approval or renewal of project entitlements.

Policy NE 3.4: **Construction Equipment.** Require that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.

Policy NE 3.5: **Construction Noise.** 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.

Policy NE 3.6: **Commercial Truck Idling.** Restrict truck idling near noise sensitive receptors.

Policy NE 3.7: **Automobile-Oriented Uses.** Require that parking structures, terminals, drive-through restaurants, automobile sales and repair, fueling stations, mini-marts, car washes, and similar automobile-oriented uses be sited and designed to minimize potential noise impacts on adjacent land uses

Policy NE 3.8: **Entertainment Uses.** Minimize the generation of excessive noise from entertainment and restaurant/bar establishments into adjacent residential or noise sensitive uses.

Policy NE 3.9: **Neighborhood Noise.** Support efforts of the Sheriff's Department, Animal Control, and Code Enforcement to curb nuisance noise from private parties, barking dogs, and illegal firework use.

Goal NE 4: Minimize excessive noise levels and community health risks due to stationary noise sources.

Policy NE 4.1: **Sensitive Land Uses.** Avoid the placement of sensitive land uses adjacent to or within one-quarter mile of vibration-producing land uses.

Program NE 4.1.1

Rail-Related Noise. Minimize the noise impact of passenger (Metrolink) and freight rail service on sensitive land uses by coordinating with rail authorities to effectively manage train noise and by establishing and enforcing noise mitigation measures that apply to rail uses.

Program NE 4.1.1

Quiet Zone Crossings. Require new development in the vicinity of railroad crossings that are within 1,000 feet of existing residential neighborhoods to design and construct Quiet Zone railroad crossing improvements and seek to qualify for a Quiet Zone designation.

Policy NE 4.2: **Vibration Producing Land Uses.** Avoid the placement of vibration-producing land uses adjacent to or within one quarter mile of sensitive receptors

Policy NE 4.3: **Truck Idling.** Restrict truck idling near sensitive vibration receptors.

Policy NE 4.4: **Passing Trains.** Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or the second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches per second over a range of 1 to 100 Hz.

Policy NE 4.5: **Mining Operations.** Require measures to protect properties adjacent to mining or construction sites that will entail blasting as part of the operation when considering land use entitlement applications.

Goal NE 5: Minimize excessive noise levels and community health risks due to ground-borne vibration.

To the extent that the foregoing applies to the proposed project, the project design and operational characteristics are compatible with the Noise Element's goal, objectives and policies.

City of Jurupa Valley Municipal Code

The City of Jurupa Valley's regulations with respect to noise are included in Municipal Code §§ 11.05.040 (General sound level standards), 11.05.070 (Exceptions).

City of Jurupa Valley Municipal Code §§ 11.05.040, 11.05.070

A. The City of Jurupa Valley sound level standards are shown below in **Table 4.13-4**.

Table 4.13-4
CITY OF JURUPA VALLEY SOUND LEVEL STANDARDS (Db Lmax)

General Plan Foundational Component	General Plan Land Use Designation	General Plan Land Use Designation Name	Density	Maximum Decibel Level (dB)	
				7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
Community Development	EDR	Estate density residential	2 AC	55	45
	VLDR	Very low density residential	1 AC	55	45
	LDR	Low density residential	1/2 AC	55	45
	MDR	Medium density residential	2—5	55	45
	MHDR	Medium high density residential	5—8	55	45
	HDR	High density residential	8—14	55	45
	VHDR	Very high density residential	14—20	55	45
	HTDR	Highest density residential	20+	55	45
	CR	Retail commercial		65	55
	CO	Office commercial		65	55
	CT	Tourist commercial		65	55
	CC	Community center		65	55
	I	Light industrial		75	55
	HI	Heavy industrial		75	75
	BP	Business park		65	45
	PF	Public facility		65	45
	SP	Specific plan - Residential		55	45
		Specific plan - Commercial		65	55

General Plan Foundational Component	General Plan Land Use Designation	General Plan Land Use Designation Name	Density	Maximum Decibel Level (dB)	
				7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
		Specific plan - Light Industrial		75	55
		Specific plan - Heavy Industrial		75	75
Rural Community	EDR	Estate density residential	2 AC	55	45
	VLDR	Very low density residential	AC	55	45
	LDR	Low density residential	1/2 AC	55	45
Rural	RR	Rural residential	5 AC	45	45
	RM	Rural mountainous	10 AC	45	45
	RD	Rural desert	0 AC	45	45
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CH	Conservation habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45
	MR	Mineral resources		75	45

Source: City of Jurupa Valley Municipal Code § 11.05.040

City of Jurupa Valley Municipal Code § 11.05.070

Exceptions may be requested from the standards set forth in Section 11.10.040 or 11.10.060 of this chapter and may be characterized as construction-related or continuous-events exceptions.

(1) *Application and processing.*

(a) *Construction-related exceptions.* An application for a construction-related exception shall be made to and considered by the Building Official of the city on forms provided by the Building and Safety Division and shall be accompanied by the appropriate filing fee. No public hearing is required.

(b) *Continuous events exceptions.* An application for a continuous events exception shall be made to the Community Development Director on forms provided by the Planning Department and shall be accompanied by the appropriate filing fee. Upon receipt of an application for a continuous events exception, the Community Development Director shall set the matter for public hearing before the Planning Commission, notice of which shall be given as provided in Section 9.240.250 of this Code.

Notwithstanding the above, an application for a continuous events exception that is associated with an application for a land use permit shall be processed concurrently with the land use permit in the same manner that the land use permit is required to be processed.

(2) *Requirements for approval.* The appropriate decision-making body or officer shall not approve an exception application unless the applicant demonstrates that the activities described in the application would not be detrimental to the health, safety or general welfare of the community. In determining whether activities are detrimental to the health, safety or general welfare of the community, the appropriate decision-making body or officer shall consider such factors as the proposed duration of the activities and their location in relation to sensitive receptors. If an exception application is approved, reasonable conditions may be imposed to minimize the public detriment, including, but not limited to, restrictions on sound level, sound duration and operating hours.

(3) *Appeals.* The Building Official's decision on an application for a construction-relation exception is considered final. After making a decision on an application for a continuous-events exception, the appropriate decision-making body or officer shall mail notice of the decision to the applicant. Within ten (10) calendar days after the mailing of such notice, the applicant or interested person may appeal the decision pursuant to and in accordance with the provisions of Chapter 2.40 of this Code.

4.13.7 Significance Thresholds

Two criteria were used for judging noise impacts. First, noise levels generated by the proposed project must comply with all applicable relevant federal, state, and local standards and regulations. Noise impacts on the surrounding community are limited by local noise ordinances, which are implemented through investigations in response to nuisance complaints. It is assumed that all existing regulations for the construction and operation of the proposed project will be enforced. In addition, the proposed project should not produce noise levels that are incompatible with adjacent noise-sensitive land uses.

The second measure of impact used in this analysis is a significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people. The proposed project would have a significant noise impact if it would:

- Expose persons to or generate noise levels (as CNEL) in excess of standards recommended in the state's land use compatibility table.
- Include construction activities in or within 500 feet of residential areas between 6:00 p.m. of one day and 7:00 a.m. of the next day, without a permit.
- Generate construction noise exceeding 80 dBA L_{eq} (FTA, 2018, p. 170).
- Contribute, with other local construction projects, to a significant cumulative noise impact.
- Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA CNEL or more.

4.13.8 Impact Analysis

a) Would the project result in generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact with Mitigation Incorporated

Noise impacts associated with housing projects include short-term and long-term impacts. Construction activities, especially heavy equipment operation, would create noise effects on and adjacent to the construction site. Long-term noise impacts include project-generated onsite and offsite operational noise sources. Onsite (stationary) noise sources would include operation of mechanical equipment such as air conditioners, landscape and building maintenance. Offsite noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project vicinity.

Construction

Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and onroad delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities. For the purpose of this analysis, it was estimated that the proposed project would be built in six phases, each of which is listed in **Table 4.13-5**. Construction is anticipated to run one year, from early July 2024 to July 2025.

The types and numbers of pieces of equipment to be deployed during each construction phase were determined as part of the air quality and greenhouse gas emissions analyses for this project.[31] For each equipment type, **Table 4.13-5** shows an average noise emission level (in dB at 50 feet, unless otherwise specified) and a "usage factor," which is an estimated percentage of operating time that the equipment would be producing noise at the stated level.

Table 4.13-5
CONSTRUCTION EQUIPMENT CHARACTERISTICS

Phase	Equipment Type	Horse-power	No. of Pieces	Usage Factor	dBA @ 50 Feet
1 – Demolition	Rubber-Tired Dozers	247	1	0.40	79
	Concrete/Industrial Saws	81	1	0.41	90
	Tractor/Loader/Backhoes	97	2	0.37	85
2 – Site Preparation	Graders	187	1	0.41	85
	Tractor/Loader/Backhoes	97	2	0.37	85
3 - Grading	Rubber-Tired Dozers	247	1	0.40	79
	Tractor/Loader/Backhoes	97	1	0.37	85
4 – Building Construction	Cranes	367	1	0.08	83
	Forklifts	82	2	0.30	67
	Tractor/Loader/Backhoes	97	1	0.37	85

31 See **Section 4.3** and **Section 4.8**.

Phase	Equipment Type	Horse-power	No. of Pieces	Usage Factor	dBA @ 50 Feet
5 – Paving	Cement and Mortar Mixers	10	4	0.40	85
	Pavers	81	1	0.50	77
	Rollers	36	1	0.10	74
	Tractor/Loader/Backhoe	97	1	0.37	85
6 – Architectural Coating	Air Compressors	37	1	0.48	81

Sources:
Knauer et al., 2006 unless otherwise noted.
Roller noise emissions data from County of Ventura, 2010.
Usage factors for pavers and rollers from County of Ventura, 2010.
Forklift data and usage factor from Port of Long Beach, 2009.

Using calculation methods published by the Federal Transit Administration,[32] UltraSystems estimated the average hourly exposures at the nearest sensitive receiver for each construction phase. The receivers evaluated included Crestmore Manor to the north of the project site, Rancho Jurupa Regional Park to the northwest of the project site, and single-family residences to the northeast side of the project site (see **Figure 4.13-1**). The distances used for the calculation were measured from the receivers to the approximate center of activity of each construction phase, since that would be the average location of construction equipment most of the time. **Table 4.13-6** shows the relationships between the receivers, the noise sources, and the nearest ambient measurement points. A 5.5-foot-high brick wall partially shields the single-family residences northeast of the project site from onsite noise.

Table 4.13-6 also summarizes the estimated construction-related short-term noise exposures at the nearest sensitive receiver for each construction phase. In no cases were there intervening buildings between a noise source and a receiver. Exposures at Crestmore Manor due to construction activities would be about 61 to 71 dBA L_{eq}. These relatively high values are due mainly to the fact that the sensitive receivers are immediately north of the project site.

We therefore look to the significance criteria defined in **Section 4.13.7**. The relevant criterion is "Generate construction noise exceeding 80 dBA L_{eq}." The criterion threshold of 80 dBA would not be exceeded during construction. Therefore, impacts will be less than significant.

32 Transit Noise and Vibration Impact Assessment Manual. Federal Transit Administration, Office of Planning and Environment, Washington, DC, FTA Report No. 0123. September 2018. Internet: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

Table 4.13-6
ESTIMATED ONE-HOUR CONSTRUCTION NOISE EXPOSURES AT NEAREST SENSITIVE RECEIVERS

Phase	Receiver[a]	Distance (feet)	Ambient (dBA L_{eq})	Construction (dBA L_{eq})[b]	New Total (dBA L_{eq})	Increase (dBA L_{eq})
Demolition	CM	345	47.4	69.9	69.9	**26.3**
Site Preparation	CM	345	47.4	67.2	67.2	**23.6**
Grading	CM	345	47.4	67.7	67.7	**24.1**
Building Construction	CM	345	47.4	67.3	67.3	**23.7**
Paving	CM	345	47.4	71.4	71.4	**27.8**
Architectural Coating	CM	345	47.4	61.0	61.1	**17.5**

[a]CM = Crestmore Manor.
[b]Barrier attenuation taken into account where applicable.

Operational Noise

Onsite

Onsite noise sources from the proposed maintenance building and yard project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers, and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Noise levels associated with operation of the project are expected to be comparable to those of nearby residential areas. Therefore, noise from onsite sources would be less than significant.

Mobile Sources

The principal noise source in the project area is traffic on local streets. The project may contribute to a temporary increase in ambient noise levels in the project vicinity due to project-generated vehicle traffic on neighborhood roadways and at intersections. A noise impact would occur if the project contributes to a permanent increase in ambient noise levels affecting sensitive receivers along roadways that would carry project-generated traffic.

According to the City of Jurupa Valley General Plan, the average daily traffic (ADT) on the nearest main road to the project site that had recorded traffic data, Mission Boulevard, between Rubidoux Boulevard and Crestmore Road was 19,936 trips in 2016 (City of Jurupa Valley, 2017a, Figure 3-7). Assuming a 3 percent annual growth rate this value would be 26,012 trips in 2025. The VMT analysis prepared for this project (RK Engineering, 2024) estimates that the development will generate 59 trips per day. It would thus increase traffic by about 0.2%. Given the logarithmic nature of the decibel measure, traffic volume needs to be doubled in order for the noise level to increase by 3 dBA CNEL, the minimum level perceived by the average human ear (ICF Jones & Stokes, 2009). A doubling is equivalent to a 100 percent increase. Because the maximum increase in traffic on local street would be far below 100 percent, the increase in roadway noise experienced at sensitive receivers would not be perceptible to the human ear. Therefore, roadway noise associated with project operation would not expose a land use to noise levels that are considered incompatible with or in excess of adopted standards, and impacts would be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the RMS velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in dB is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

Pile drivers or other major vibration sources will not be used for construction of the Santa Ana River Bottom Maintenance Facility project. The question is whether the equipment that will be deployed will have significant vibration impacts. The FTA (2018) has published standard vibration levels for construction equipment operations, at a distance of 25 feet. The construction related vibration levels for the nearest sensitive receivers for major construction phases are shown in **Table 4.13-7**. These calculations were based on the distances from the construction activity to the closest sensitive receivers.

Table 4.13-7
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 108 feet (in/sec)	Vibration Decibels at 108 feet (VdB)	PPV at 91 feet (in/sec)	Vibration Decibels at 91 feet (VdB)
Loaded trucks	0.076	86			0.018	69
Jackhammer	0.035	79	0.007	60		
Small bulldozer	0.003	58	0.0006	39		
Large bulldozer	0.089	87	0.018	68		

Sources: Data at 25 feet from (FTA, 2006, p. 12-12); calculations by UltraSystems.

As shown in **Table 4.13-7**, the vibration level of construction equipment at the nearest sensitive receiver (108 feet) is at most 0.018 inch per second, which is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings, and 69 VdB, which is less than the FTA threshold for human annoyance of 80 VdB. Unmitigated vibration impacts would therefore be less than significant.

Operational Vibration

Operation of the proposed project would not involve significant sources of ground-borne vibration or ground-borne noise. Thus, operation of the proposed project would result in a less than significant impact.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

The closest active public airport is the Flabob Airport, located approximately 0.55 mile north of the project site (Google Earth Pro, 2021). The project site is located outside of the airport's influence area boundary and noise contours (Riverside County ALUC, 2010). Therefore, no impact related to the exposure of people residing or working in the proposed project area to excessive airport-related noise levels is anticipated.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a) Would the project induce substantial unplanned growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact

The existing and projected demographic data for the city of Jurupa Valley for 2016 and 2045 are shown below in **Table 4.14-1**. The population in the city is expected to increase approximately 17.68 percent and the number of households 25.69 percent, and employment is expected to increase 15.50 percent during that period.

Table 4.14-1
CITY OF JURUPA VALLEY GROWTH POPULATION FORECAST

	2016	2045	Difference (2016-2045)	Percent Δ (2016 – 2045)
Population	100,100	117,800	17,700	17.68
Households	25,300	31,800	6,000	25.69
Employment	27,100	31,300	4,200	15.50

Sources: SCAG, 2020, p. 39.

The proposed project would not induce any direct population growth, given that the project is an update to the Santa Ana River Bottom Maintenance Facility and would not directly or indirectly impact unplanned growth in the area because it does not propose any new homes or businesses and does not create or extend any public roads or other infrastructure. The project would not have an impact on the growth of unplanned population in the area.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

No housing is available on the site, and no one permanently resides on the project site. Therefore, the project would not displace any housing or people, and the project would not necessitate the construction of replacement housing. No impact would occur.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact 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, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?				**X**
d) Parks?				**X**
e) Other public facilities?				**X**

a) Fire protection?

Less than Significant Impact

The Riverside County Fire Department provides fire protection services to the project site. The nearest fire station is Fire Station No. 38, located approximately one mile north of the project site at 5721 Mission Boulevard in the City of Riverside. To compensate for any potential demand for fire protection services, the City would require the project 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.

Fire operations are funded mainly through property taxes and sales taxes. The city charges fire facilities fees for residential and non-residential development; however, this does not include a category for parks or related facilities, so no fee is required.

The development of the project does not increase the population and is not expected to generate an increase in calls for emergency medical services and fire protection.

The project comprises the development of a 2,611 square foot non-habitable concrete masonry unit (CMU) structure, the addition of showers and bathrooms to an existing structure, and various other nonstructural amenities and would not require the City to build a new or expanded fire station. The impacts related to the construction of a new or expanded fire station would be less than significant.

b) Police protection?

Less than Significant Impact

The City of Jurupa Valley is a contract city served by the Riverside County Sheriff's Department. Riverside County Sheriff's personnel operate from the Jurupa Valley Station at 7477 Mission Boulevard, approximately three miles northwest of the project site.

Sheriff operations are funded primarily through the General Fund Budget for Public Safety (City of Jurupa Valley, 2023, p. 67). The city charges Police Facilities Fees for residential and nonresidential development; however, this does not include a category for parks or related facilities, and therefore no fee is required. The development of the project does not increase the population and is not expected to generate an increase in calls for police services.

The project comprises the development of a 2,611 square foot non-habitable CMU structure, the addition of showers and bathrooms to an existing structure and various other non-structural amenities and would not require the City to build a new or expanded police station. The impacts of the project on police services would be less than significant and no mitigation is required.

c) Schools?

No Impact

The project site is in the Jurupa Valley Unified School District (JVUSD), which serves the entire City of Jurupa Valley. The JVUSD operates 17 elementary schools, three middle schools, four high schools, and two alternative schools (JVUSD, 2023). The demand for school facilities is generated by the number of residential and commercial properties within the school attendance limits. The project does not propose the development of new housing. Therefore, no impact would occur on schools.

d) Parks?

No Impact

The Jurupa Area Parks and Recreation District (JARPD) provides recreation programs and maintains city parks. JARPD provides parks, recreational facilities, and programming. The district offers a wide range of year-round recreational opportunities in 30 different parks throughout the Jurupa Valley (City of Jurupa Valley, 2023).

The development of the project would not add any residents to the city. The ratio of parkland to population after project development would not change.

The city charges Parkland and Parks Impact Fees for residential development only; however, this does not include a category for parks and related facilities, and therefore no fee is required.

The project proposes improvements to existing park facilities comprising the development of a 2,611 square foot non-habitable CMU structure, the addition of showers and bathrooms to an existing structure, and various other nonstructural amenities.

The demand for park & recreation facilities is generated by the number of residential and commercial properties within the city of Jurupa Valley. The project does not propose the development of new residential or commercial properties. Therefore, there would be no impact on the parks.

e) Other Public Facilities?

No Impact

Library

The nearest public library to the project is the Louis Robidoux Library, approximately one mile to the north. Demands for library services are generated by increases in population. As detailed in Section **4.14**, **Population and Housing**, the scope of the project would not generate an increase in population as it is not a residential project. Construction and operational workers are expected to be from the project area and would not contribute to an increase in population. Therefore, there would be no impact on libraries.

Hospitals

The nearest hospital to the project site is Riverside Community Hospital approximately 1.75 miles to the east. Project development is not estimated to add any residents. Adequate hospital facilities are present in the project region, and project development would not require the construction of new or expanded hospitals. There would be no impact on hospitals.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact

The proposed project involves improvements to the RivCoParks Santa Ana River Bottom (SARB) unit, including its maintenance yard, maintenance building, access road, hazmat area, fencing, and modernization of existing storage facilities.

While the proposed project does include residential uses that may increase use of existing recreational facilities, construction workers will be present on the project site during construction. However, these employees are anticipated to be drawn from the project region, so their impact on existing parks/recreational facilities would be negligible.

The City of Jurupa Valley, parks and recreation facilities are provided by the Jurupa Area Recreation and Park District (JARPD). JARPD owns and maintains over 125 acres of parkland, 173 acres of undeveloped parks and open space, and about 23 acres of trails. The Jurupa Area Recreation and Park District uses a standard parkland dedication requirement of 5 acres per 1,000 new residents. Mount Rubidoux Park, which contains 161 acres, is at 4706 Mount Rubidoux Drive approximately three miles southeast of the project site. Other public parkland within three miles of the project site includes Ryan Bonaminio Park, consisting of 40 acres approximately 3.4 miles to the southeast. It is possible that project construction workers may visit these parks, however, potential impact on park facilities, associated with use by construction workers would be short term and less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

The project does not propose new or expanded recreational facilities that would have an impact on the environment. No impact would occur.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				**X**
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				**X**
d) Result in inadequate emergency access?			**X**	

The following analysis is based upon **the** Riverside County Parks Santa Ana River Bottom (SARB) Project Vehicle Miles Traveled (VMT) Screening Analysis, City of Jurupa Valley p by RK Engineering Group, Inc., dated January 25, 2024 (refer to **Appendix I**)

a) Would the project conflict with a program plan, ordinance or policy addressing circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact

The proposed project is in the southeast part of Rancho Jurupa Regional Park. The park is accessed from Crestmore Road, a four-lane roadway designated as a secondary or crosstown corridor in the City of Jurupa Valley General Plan (City of Jurupa Valley, 2017a, p. 3-7). The project site is accessed from the Rancho Jurupa Park driveway, approximately 400 feet southwest of Crestmore Road. The proposed project does not have direct ingress or egress from a designated public roadway.

The two nearest existing bicycle facilities to the project site mapped in the City's Circulation Master Plan for Bicyclists and Pedestrians are striped (Class II) bicycle lanes on Crestmore Road approximately 400 feet east of the project site. The Santa Ana River Trail (Class I) runs 0.5 mile to the southwest, but it is not within the city limits of Jurupa Valley and is relatively inaccessible on the south side of the river (City of Jurupa Valley, 2018, p. 16).

The Riverside Transit Agency provides public transit bus service in Jurupa Valley. The nearest bus route to the project site is Route 29 that runs east to west from the City of Eastvale to the Riverside-Downtown Metrolink Station; the nearest bus stop is at Rubidoux Boulevard and Tilton Avenue, approximately one mile north of the project site (RTA, 2024).

The Riverside-Downtown Metrolink Station is approximately 2.25 miles east of the project at 4066 Vine Street in the City of Riverside. The Metrolink commuter rail system provides a link to Los

Angeles, Orange, Riverside, San Bernardino, and Ventura counties, as well as to Oceanside in San Diego County. The system consists of eight lines and 69 stations operating on 545.6 miles of track (Metrolink, 2024).

The proposed project development would not conflict with any roadway, transit, bicycle or pedestrian facility.

Applicable Plans, Ordinances, and Policies

Statewide Transportation Improvement Program

The Statewide Transportation Improvement Program is a multi-year capital improvement program for transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources. The proposed project development is not a transportation project and would not conflict with the Statewide Transportation Improvement Program.

Riverside County Congestion Management Program

The Riverside County Congestion Management Program is included as Chapter IX of the Riverside County Long Range Transportation Study issued by the Riverside County Transportation Commission in 2019. The Congestion Management Program Roadway System includes all state highways in Riverside County; routes defined as principal arterials by Caltrans; and facilities linking cities/communities (interregional facilities) and major activity centers (shopping malls, major industrial/business parks, stadiums, etc.) (RCTC, 2019). The project would not conflict with the Riverside County Congestion Management Plan.

Riverside County Measure A

Measure A, approved by Riverside County voters in November 1988, and reapproved in 2009, authorizes a sales tax to fund a variety of transportation projects in the county. The measure created transportation improvement projects on freeways, streets and roads, transit, and environmental programs (RCTC, 2019). The proposed project would not interfere or conflict with Measure A.

City of Jurupa Valley General Plan – Mobility Element

The General Plan Mobility Element guides the long-term circulation system of the city. Its goals and policies are intended to provide a balance between the transportation needs of Jurupa Valley, the character of the community, the size of the road, the level of traffic service, bicycle, equestrian and pedestrian facilities, and public transportation opportunities and resources (City of Jurupa Valley, 2017a).

The project does not propose construction on or near a public roadway, including public transportation, vehicular, bicycle, and pedestrian facilities, and would not conflict with any applicable policies of the city's General Plan addressing the circulation system. Therefore, the project would not conflict with the Mobility Element of the General Plan.

The implementation of the project will not result in any conflicts with existing program plans, ordinances, or policies that govern the circulation system, including transit, roadway, bicycle, and pedestrian facilities. As a result, there would be no impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)

Less than Significant Impact

The California Environmental Quality Act (CEQA) Guidelines § 15064.3(b) pertains to the use of Vehicle Miles Traveled (VMT) as a method of determining the significance of transportation impacts. The City of Jurupa Valley Traffic Impact Analysis Guidelines establish screening criteria to identify projects that are expected to reduce or not substantially increase VMT based on the Governor's Office of Planning and Research Technical Advisory supporting SB 743 implementation, or are related to local projects or program.

The City of Jurupa Valley has developed three types of screening criteria that can be applied to effectively screen projects from project-level assessment. The screening steps are identified below:

Step 1: Transit Priority Area (TPA) or High-Quality Transit Area (HQTA) Screening.
Step 2: Low VMT Area Screening.
Step 3: Project Type Screening Limited VMT Analysis (City of Jurupa Valley, 2020).

Step 3: Project Type Screening

The City of Jurupa Valley Traffic Impact Analysis Guidelines specify that certain project types are eligible to screen from a project-level VMT assessment because they can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature. These types of projects include:

- Local Serving Retail Less than 50,000 square feet.
- Local parks.
- Day Care Centers.
- Local-serving retail centers, gas stations, and banks.
- Local-Serving restaurants, including with drive-through.
- Local-serving hotels (e.g., non-destination hotels).
- Local serving community colleges that are consistent with the assumptions noted in the RTP/SCS.
- Projects generating less than 250 daily vehicle trips (City of Jurupa Valley, 2020).

Limited VMT Analysis

As shown in **Table 4.17-3**, the proposed project is expected to generate approximately 59 daily trips, including approximately nine AM peak hour trips and four AM peak hour trips.

Because the project is anticipated to generate 59 daily vehicle trips, which is notably less than 250 daily vehicle trips, the proposed project meets the screening criteria based on Step 3: Low Type Project Type Screening. Therefore, the project is presumed to have a less than significant impact on VMT under CEQA.

Table 4.17-3
LAND USE TRIP RATE AND TRIP GENERATION

Land Use (ITE Code)	Qty	Units*	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
ITE Trip Generation Rates									
Government Office Building (730)	--	TSF	22.59	3.34	75%	25%	22.59	25%	75%
Project Trip Generation									
Proposed Project	2.611	TSF	**59**	**9**	7	2	**4**	1	3

Sources: RK Engineering, 2024; ITE Trip Generation Manual (11th Edition, 2021).
* TSF _ Thousand Square Feet

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact

The proposed project would not alter the surrounding roadways. Vehicular access to the project would be provided by an existing park drive that is not a designated roadway. The nearest intersection with a public right of way is Crestmore Road, which would not be altered from its existing condition and would not cause hazards due to a geometric design feature. The project's circulation system, including driveways and parking areas, would be designed to meet city development standards and would not result in the use or design of features that create traffic hazards. Therefore, there would be no impact on an increase in hazards or incompatible uses.

d) Would the project result in inadequate emergency access?

Less than Significant Impacts

Construction

Construction of the project could involve the temporary closure of a segment of the park drive. Current plans do not propose construction activities along Crestmore Road; however, if construction on the public right-of-way is necessary, an encroachment permit is required from the City of Jurupa Valley. The City's Department of Public Works and Engineering would review any encroachment permit applications to ensure that such construction would not impede emergency access and would not create traffic hazards. Project compliance with the conditions set forth in any encroachment permit would deem the impacts to be less than significant.

Operation

The project would comply with applicable city regulations, such as the requirement to comply with the city's fire code to provide adequate emergency access, as well as the California Building Standards Code. Prior to the issuance of construction permits, the City of Jurupa Valley would review project site plans, including the location of all buildings, fences, access driveways, and other features that may affect emergency access. The site design includes access and fire lanes that would accommodate

emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. All onsite access and sight-distance requirements would be in accordance with all applicable design requirements. The city's review process and compliance with applicable regulations and standards would ensure adequate emergency access. Therefore, the project would not result in inadequate emergency access and the impacts would be less than significant.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				**X**
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?		**X**		

Information from UltraSystems' Phase I Cultural Resources Inventory draft report of January 25, 2024 for the proposed project (refer to **Appendix D1**) is included in the analysis below.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

No Impact

The Native American Heritage Commission's (NAHC) Sacred Lands File (SLF) search dated November 20, 2023 was negative for the project area (see **Section 4.2** and **Attachment C** in **Appendix D1** to this IS/MND).

No prehistoric archaeological resources were observed during the archaeological field survey conducted December 12, 2023 by Stephen O'Neil, M.A., RPA, and Cynthia Stoddard as part of the cultural resources investigation (**Section 4.3**, **Appendix D1**). The results of the pedestrian assessment indicate that it is unlikely that prehistoric resources will be adversely affected by construction of the project. (Refer to **Section 6**, **Appendix D1**).

Cultural resource records search at the Eastern Information Center (EIC) (the local California Historic Resources Information System facility) indicate there are no known prehistoric resources within the project parcel's boundary and only one with the 0.5-mile buffer of the project's APE. This is P-33-013437, located along the southern edge of Flabob Airport approximately 2,500 feet west of the Santa Ana River and 0.4 mile north of Jurupa Regional Park. Also known as ACS-LR-2, this is a Multi-Component site consisting of a Late Prehistoric Campsite and a Late 19th to Early 20th Century Asian Habitation/Refuse Site. The pre-historic feature consists of a large, dispersed scatter of

approximately 40 Native American ceramics. A majority of these ceramics exhibited a smooth surface, though some were coarser and one sherd contained impressions that may represent a basket; there was also a single quartz groundstone that had been ground and polished. (See **Section 4.1.1** in **Appendix D1**).

No specific tribal resources within the project boundary were identified by local tribes responding to inquiries for the Cultural Resources Inventory. However, the Agua Caliente Band of Cahuilla Indians stated that there were two historic villages near the project site that are collectively known as "Spring Rancheria." The Gabrielino-Tongva Nation similarly stated that APE is within a mile of a known ceremonial site and a village site immediately beyond the 0.5-mile APE buffer. The Soboba Band of Luiseño Indians stated that they are aware of historic Native cultural resources within the 0.5-mile radius of the project site that are of high significance, including Mt. Rubidoux, the Spring Rancheria, and boulders with petroglyphs near Rubidoux Center. (See **Appendix D1**, **Section 4.2** and **Attachment C**).

No tribal cultural resources onsite are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k). Therefore, the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on TCRs, as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The County of Riverside Parks Department (RivCoParks, the lead agency) initiated AB 52 outreach to local tribes for the Santa Ana River Bottom Maintenance Facilities project. RivCoParks prepared and prepared and sent letters via email on February 2, 2024 from Bridget Lawlor, Historic Preservation Officer, directing the recipients to contact Anthony Miller, Project Manager I. The letters conveyed that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project.

RivCoParks (the lead agency) initiated AB 52 outreach to local tribes for the Santa Ana River Bottom Maintenance Facility project. The agency prepared and sent letters via email on June 27, 2023 to the several tribes listed below for AB 52 contact, informing them of the project.

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Colorado River Indian Tribe
- Quechan Tribe of the Fort Yuma Reservation
- Gabrieleno Band of Mission Indians-Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pechanga Band of Indians
- Ramona Band of Cahuilla
- Rincon Band of Luiseño Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseño Indians
- Torres-Martinez Desert Cahuilla Indians
- Twenty Nine Palms Band of Mission Indians

Shuuluk Linton, Tribal Cultural Resources Coordinator for the Rincon Band of Luiseño Indians responded February 20, 2024 to Bridget Lawlor with a letter via email stating their wish to consult, noting that the project site is within the Traditional Use Area of the Luiseño, and requesting archaeological site records, archaeological record search results, geotechnical report and grading plans. This letter was forwarded to Mr. O'Neil the same day by Anthony Miller. The following day, Mr. O'Neil provided Mr. Miller with a PDF draft copy of the Cultural Resources Inventory report to pass on to Mr. Linton.

The Agua Caliente Band of Cahuilla Indians contacted RivCoParks on February 27,2024, requesting consultation and scheduling a meeting (personal communication from Lynda Ramos, Senior Park Planner, February 29, 2024 to S. O'Neil). The meeting was held March 6, 2024 at which time Agua Caliente requested that there be a mitigation measure calling for tribal and archaeological monitoring of project site ground disturbing work (personal communication from Ms. Ramos, Senior Park Planner, March 7, 2024 to S. O'Neil).

The Morongo Band of Mission Indians contacted RivCoParks on February 29, 2024 via email and letter requesting consultation. The letter from Bernadette Ann Brierty, the Band's Tribal Historic Preservation Officer, stated that the project "… is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians." The letter requested project design and grading maps, shapefiles of the Area of Potential Effect, the geotechnical report, and the CHRIS records results; they also requested to be present during the archaeological survey or, if this had already been completed, a copy of the cultural resources assessment report; Ms. Ramos will forward a copy of the draft Cultural Resources Inventory to Ms. Brierty. (Personal communication from L. Ramos, March 1, 2024 to S. O'Neil). A meeting with Morongo representatives will be scheduled.

There have been no further responses to date. THIS TEXT WILL BE UPDATED AS CONSULTATION UPDATES ARE RECEIVED FROM RIVCOPARKS STAFF.

Land at the project site has remained relatively undisturbed due to use for farming into the early 21st century. No human remains have been previously identified or recorded onsite. Therefore, while the

potential for subsurface prehistoric cultural deposits is considered to be moderate, the relatively undisturbed nature of the land in a region known to have been heavily used for habitation and natural resource gathering by the local Tongva tribe (see **Section 2.2.2** in **Appendix C**) suggests the potential for the presence of cultural material.

The project proposes grading activities associated with development that would involve new subsurface disturbance and may result in the unanticipated discovery of unknown prehistoric resources; implementation of **TCR-1** calling for tribal and archaeological monitoring of ground disturbing activities would ensure that impacts related to such a discovery would be less than significant. The grading activities could also result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measures **TCR-2** dealing with associated funerary objects and **TCR-3** dealing with human remains are recommended to ensure that impacts related to the accidental discovery of human remains would be less than significant. [Further TCR MMs may be added following completion of AB 52 consultation.]

Mitigation Measures

MM TCR-1: Native American Tribal monitors from a locally affiliated tribe shall participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, an agreement between RivCo Parks and a Consulting Tribe shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources (TCRs) so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities. The Tribal Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist / Archaeological Monitor.

MM TCR-2: Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the tribe [to be determined following AB 52 consultation].

MM TCR-3: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Riverside County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the

remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

Level of Significance After Mitigation

With implementation of **MM TCR-1,** potential project impacts on TCRs would be less than significant. With implementation of Mitigation Measures **MM TCR-2** and **MM TCR-3** above, the proposed project would result in less than significant impacts to human remains and associated funerary objects.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of whi1ch could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) 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?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact

As discussed in **Section 3.0** the proposed project would not require off-site improvements such as sewer, domestic water, fire water, irrigation, and dry utility connections to existing utility infrastructure.

Wastewater Treatment and Conveyance – The Rubidoux Community Services District (RCSD) is the responsible agency for collecting and conveying municipal wastewater generated from the project site. As detailed in Threshold 4.19 c) below, the current wastewater treatment and

conveyance system servicing the project site would adequately serve the proposed project. Therefore, the impact would be less than significant.

Domestic Water – RCSD supplies water to the project site. As detailed in Threshold 4.19 b) below the project would have a sufficient water supply available to serve the reasonably foreseeable future development during normal, dry and multiple dry years. Therefore, the impact would be less than significant.

Stormwater – The project will comply with the requirements detailed in the General Permit of the National Pollutant Discharge Elimination System (NPDES) (Order No. 2022-0057-DWQ) for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the Santa Ana Regional Water Quality Control Board (SARWCB), and the City of Jurupa Ordinance 2012-07 and Resolution 2012-32, which deals with Water Quality and the Industrial/Commercial Inspection Program. Refer to **Section 4.10** of this document for a discussion of the impacts of the proposed project on hydrology and water quality.

Electric Power: Electric power for the City of Jurupa Valley is provided by Southern California Edison (SCE) (City of Jurupa Valley, 2024a). The project will connect to the existing Southern California Edison electrical distribution facilities currently available on site. The electrical system and any on-site distribution transformers shall have sufficient capacity in compliance with the California Electrical Code. The project would be constructed according to the applicable California Code of Regulations Title 24 guidelines and would not require the construction or relocation of electric power facilities. Therefore, a less than significant impact would occur.

Natural Gas: The project site would be provided with natural gas services by Southern California Gas Company (SoCalGas). The projections of SoCalGas indicate that there is enough available capacity to meet the current and future expected natural gas demand in the area until 2035 (CGEU, 2022).

To facilitate the efficient use of natural gas, gas utilities would be installed underground, leading to a gas service riser and meters at each building for HVAC units. During the installation of utility connections, construction would be carried out connecting to existing on-site gas lines, not requiring any construction within the public right of way.

The project would be adequately served by existing infrastructure and no new natural gas service facilities would be required; therefore, the impact would be considered less than significant.

Telecommunications Facilities: Multiple companies provide internet & television services in the project area (Superpages, 2024). The telecommunications provider's facilities are expected to be extended to the project site from the existing lines currently servicing the property. The proposed project would not interfere with the operation of telecommunications facilities, and therefore a less than significant impact would occur.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact

Water Supply and Demand

The Rubidoux Community Services District (RCSD) supplies water to the project site. The RCSD provides water service to approximately 4,907 acres (7.7 square miles). RCSD water supply comes entirely from local groundwater and is delivered to 6,335 service connections via 70 miles of water lines. RCSD has historically been able to provide customers with the water needed and expects to continue to do so for the foreseeable future based on the analysis in the RCSD Urban Water Management Plan (UWMP) (RCSD, 2022, p. 1-2).

The use of water for the project was estimated using the California Emissions Estimator Model , or CalEEMod (CAPCOA, 2024). The model can be used to estimate water usage for analysis in CEQA documents. The project is estimated to have a water demand of 464,063 gallons per year (GPY) (1.42 AF). Based on the UWMP, the RCSD had a water demand of 5,187 acre-feet (AF) in 2020, and based on land use and growth projections, it anticipated a demand of 13,130 AF through 2045 **(Figure 4.19-1)** (RCSD, 2022, p. 4-6). The projected water supply **(Figure 4.19-2)** anticipates a surplus compared to the projected water demand. The proposed project would account for only 0.01 percent of the anticipated water demand in 2045.

The UWMP details that the RCSD has a water supply to meet the projected demands in the next 20 years and beyond. The proposed project land use would be consistent with the existing land use and growth projections that are included in the UWMP projections, and RCSD would be able to meet all anticipated water supply needs. The water and sewer bill for the service period November 15, 2023, thru December 16, 2023 (RCSD, 2023) issued for 4600 Crestmore Road by the RCSD indicates that the RCSD demonstrates that the water service is available and currently active at the project site. Therefore, the proposed project would have sufficient water supplies available to serve the project and the impacts would be less than significant.

Table 4.19-1
ACTUAL AND PROJECTED WATER DEMAND (Acre-Feet

	2020 (Actual)	2025	2030	2035	2040	2045
Potable Water, Raw, Other Non-potable	5,187	8,182	10,914	11,649	12,388	13,130

Source: RCSD, 2022, p. 4-6

Table 4.19-2
ACTUAL AND PROJECTED WATER SUPPLY (Acre-Feet)

	2020 (Actual)	2025	2030	2035	2040	2045
Groundwater* (potable)	4,770	8,928	11,808	11,808	12,008	12,008
Purchased or imported	0	1,200	2,000	2,000	2,000	2,000
Groundwater (non-potable)	417	454	494	537	584	635
Total	**5,187**	**10,582**	**14,302**	**14,345**	**14,592**	**14,643**

Source: RCSD, 2022, pp. 6-17/18
*Riverside South Basin

Water Treatment

The RCSD is the responsible agency for collecting and conveying municipal wastewater generated from the project site. The RCSD wastewater system consists of trunk and collection sewer pipes, lift stations, and force mains. All wastewater in the RCSD service area is sent to the City of Riverside Regional Water Quality Control Plant (RWQCP) located at 5950 Acorn Street in Riverside, CA. Recycled water is currently produced and distributed from the RWQCP for use in the City of Riverside, outside the RCSD service area. RCSD has the right to recycled water produced from its share of wastewater flow delivered to RWQCP, fewer plant losses, and the proportionate share of any discharge obligation to the Santa Ana River. However, RCSD currently does not use or distribute recycled water. Because the RWQCP is located downhill and across the Santa Ana River from the RCSD service area, the infrastructure required to move and deliver recycled water back to the RCSD service area has been determined to be cost prohibitive. Therefore, the availability of recycled water to the RCSD service area is not anticipated for the foreseeable future.

The wastewater used for the project was estimated using CalEEMod. The model can be used to estimate wastewater usage for analysis in CEQA documents. The project is estimated to have a water demand of 464,063 million gallons per year (GPY) (1,274 gallons per day (GPD)). Assuming that all project water is discharged to the sewer system, the increase in wastewater from the proposed project would be 1.42 acre-feet per year (AFY). The current capacity of the RWQCP is 46 MGD (51,420.75 AFY) (RCSD, 2022, p. 6-11). RCSD, through a series of agreements with the City of Riverside, has 3.055 million gallons per day (MGD) of capacity rights in the RWQCP (RCSD, 2022, p. 6-11).

The proposed project would represent only 0.04 percent of the current wastewater generation allocation for the RCSD. Therefore, the implementation of the proposed project would not result in impacts related to the capacity of the wastewater treatment provider and the impacts would be less than significant.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact

As described under Threshold 4.19b above, there would be sufficient capacity available at RCSD to meet the wastewater treatment demands of the project. The existing wastewater capacity rights at RWQCP could accommodate the additional wastewater estimated to be generated by the proposed project. Therefore, the project would have a less than significant impact.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact

Construction

The California Green Building Standards Code (CALGreen) Title 24, Part 11 mandates that newly constructed buildings must comply with waste management guidelines. These guidelines include the

development of a Waste Management Plan and the implementation of recycling and source reduction measures during the construction phase. The materials typically generated during construction activities include paper, cardboard, metal, plastics, glass, concrete, lumber scraps, and various other materials.

According to Title 24, a minimum of 65 percent of nonhazardous construction and demolition waste must be recycled, salvaged for reuse, or comply with a more stringent local construction and demolition waste management ordinance, depending on the specific requirements. This ensures that a significant portion of the waste generated during construction is diverted from landfills.

In the City of Jurupa Valley, all new construction projects are subject to review and approval by the Building and Safety Department. This department oversees the submission of Waste Management Plans, ensuring that the waste management guidelines outlined in Title 24 are followed.

The Riverside County Waste Management Department has reported that solid waste generated within the City of Jurupa Valley is deposited at the El Sobrante Landfill. A review of the CalRecycle Solid Waste Information System (SWIS) Facility/Site Summary for the El Sobrante Landfill (CalRecycle, 2024) determined that the El Sobrante Landfill operated below its maximum permitted daily disposal capacity in 2022, as indicated in **Table 4.19-3** and would have sufficient capacity to accommodate the solid waste generated by the proposed project. Therefore, impacts during construction would be less than significant.

Operation

The generation of solid waste for the project was estimated using the CalEEMod. The model can be used to estimate solid waste generation rates for various types of land use for analysis in CEQA documents. The waste disposal rate by land use and overall composition of municipal solid waste is based primarily on CalRecycle data. Based on the solid waste generation usage obtained from CalEEMod, the project would generate approximately 2.43 tons of solid waste per year or 14.68 pounds per day. According to CalRecycle, El Sobrante Landfill has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 143,977,170 tons as of April 1, 2018, with an estimated closing date of January 1, 2051 (CalRecycle, 2022).

As shown in **Figure 4.19-3**, El Sobrante Landfill has a residual daily disposal capacity of 5,104 tons per day. The proposed project solid waste generation would be calculated as 0.0001 percent of the residual daily disposal capacity. Because the project would generate a relatively small amount of solid waste per day, compared to the permitted daily capacity of the El Sobrante landfill, it would have a sufficient daily capacity to accept the solid waste generated by the project. Therefore. There would be a less than significant impact.

Table 4.19-3
LANDFILLS SERVING JURUPA VALLEY

Nearest Facility	Remaining Capacity	Permitted Daily Disposal	Actual Daily Disposal*	Residual Daily Capacity	Est. Closing Date
El Sobrante Landfill	143,977,170 cubic yards	16,054 tons	10,950 tons	5,104 tons	1/1/2051

* Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Sources: CalRecycle, 2022; Landfill Summary Tonnage; CalRecycle, 2024. SWIS Facility Site Documents.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact

The Riverside County Integrated Waste Management Plan (CIWMP) was prepared according to AB 939. AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 was adopted to reduce the volume and toxicity of solid waste that is landfilled and incinerated by requiring local governments to prepare and implement plans to improve waste resources management. AB 939 required each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25 percent by 1995 and 50 percent of the solid waste landfilled by the year 2000.

The City of Jurupa is a participant in the CIWMP, and therefore the proposed project would be in accordance with the requirements of AB 939.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020 and mandates recycling for commercial and multi-family residential land uses. The project would include storage areas for recyclable materials in accordance with AB 341. Assembly Bill 1826 (AB 1826; California Public Resources Code § 42649.8 et seq.) requires the recycling of organic matter by businesses and multifamily residences of five or more units generating such waste in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, non-hazardous food waste, and paper waste soiled with food that is mixed with food waste. The project would include the recycling of organic waste as required by County operations and community organizations under AB 1826. The proposed project would comply with AB 1826.

Senate Bill 1383 (SB 1383; California Health and Safety Code § 39730.5 et seq.) set targets to achieve a 50 percent reduction in the level of statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce the emissions of methane, a short-lived climate pollutant, from the decomposition of organic waste in landfills, for the protection of people in at-risk communities, and to reduce GHG emissions. The project would include the recycling of organic waste as required by SB 1383.

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of Title 24 requires that at least 65 percent of non-hazardous construction and demolition waste from non-residential construction operations be recycled and/or salvaged for reuse. Demolition and construction during project development would comply with § 5.408 requirements.

Therefore, the proposed project would comply with all applicable local, state, and federal solid waste disposal standards and would have a less than significant impact.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

As shown in **Figure 4.20-1**, the project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA), that is, where cities or counties are responsible for the costs of wildfire prevention and suppression. The nearest VHFHSZ in LRA to the project site is about 1 mile to the northwest. The project site is not located in a State Responsibility Area (SRA), i.e., where the State is responsible for the costs of wildfire prevention and suppression. The nearest SRA to the project site is in the city of Riverside about 4.5 miles to the east c(see **Figure 4.20-2**).

The Emergency Operations Plan (EOP) in effect for the City of Jurupa Valley is the Riverside County EOP. The EOP identifies County agencies and other agencies that would be involved in emergency responses; threat summaries and assessments; and procedures for responding agencies that would be involved in coordinating and managing responses. Project development would not impair implementation of the EOP.

The project site is within Rancho Jurupa Regional Park. Project development would not block traffic on arterial roadways that would be used as evacuation routes. Impacts would be less than significant.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

Less Than Significant Impact

As indicated in item a) above the project site is located in an SRA or in an LRA VHFHSZ. The project site is relatively flat, and no slopes are present on or next to the project site where project development would exacerbate wildfire risks. The mean wind speed in Riverside is approximately four miles per hour most of the year (March through December), and lower than that in January and February. Prevailing directions are from the east and southeast (Pacific Energy Center, 2015). Project development would not exacerbate wildfire risks due to slope or prevailing winds, and impacts would be less than significant.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

Less Than Significant Impact

As indicated in item a) above the project site is not located in a LRA VHFHSZ. The Riverside County Fire Department provides Fire Protection services to the City of Jurupa Valley. Project development would involve installation of underground utilities to the proposed garage building. Installation and maintenance of such utilities would not exacerbate wildfire risk, and impacts would be less than significant.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact

The project site is relatively flat and is not within an SRA or a VHFHSZ in LRA. Project development would not substantially increase wildfire risks on or next to the project site. Therefore, project development would not increase risks consequent to wildfire such as flooding or landslides. Impacts would be less than significant.

FIGURE 4.20-1
FIRE HAZARD SEVERITY ZONES IN LOCAL RESPONSIBILITY AREA

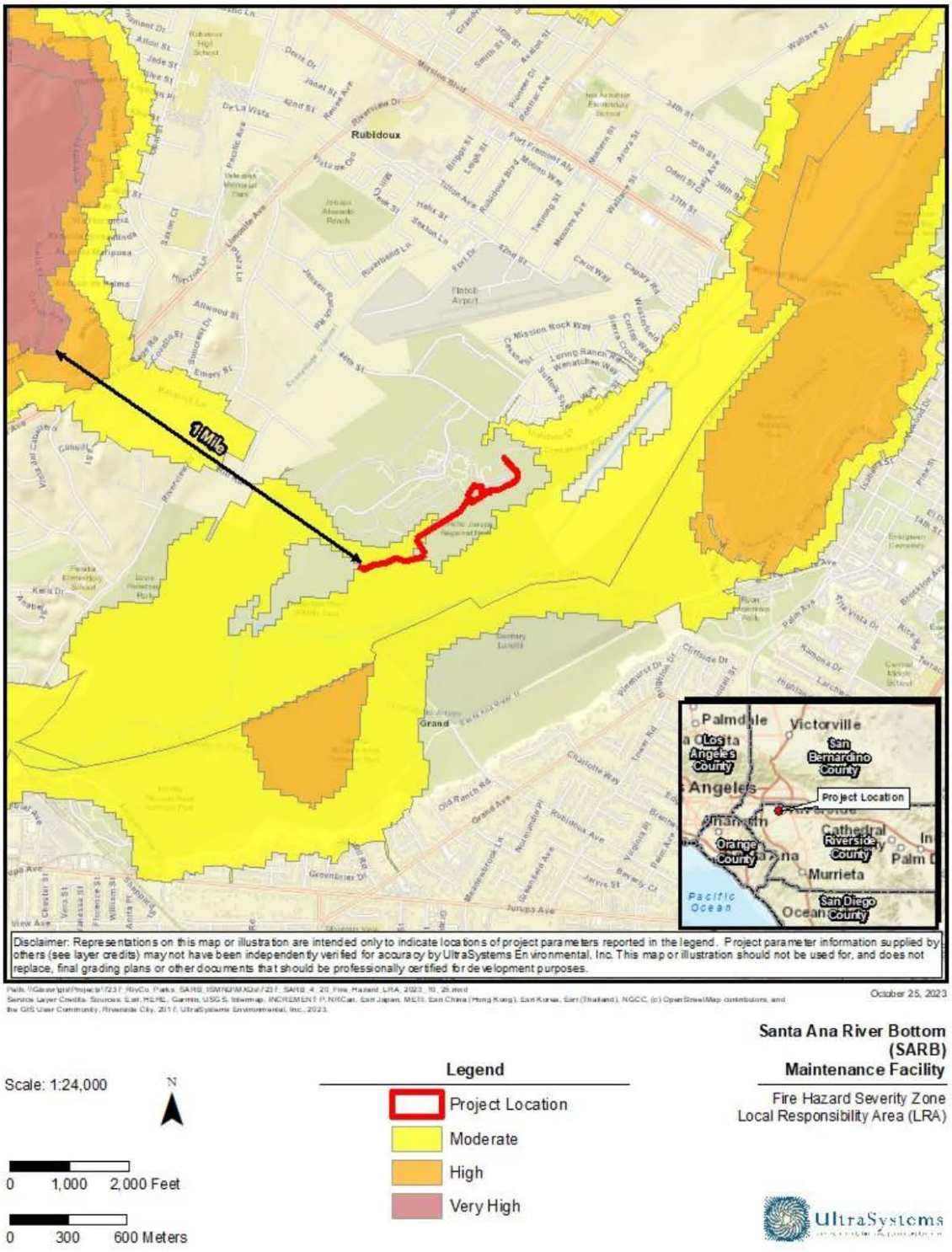
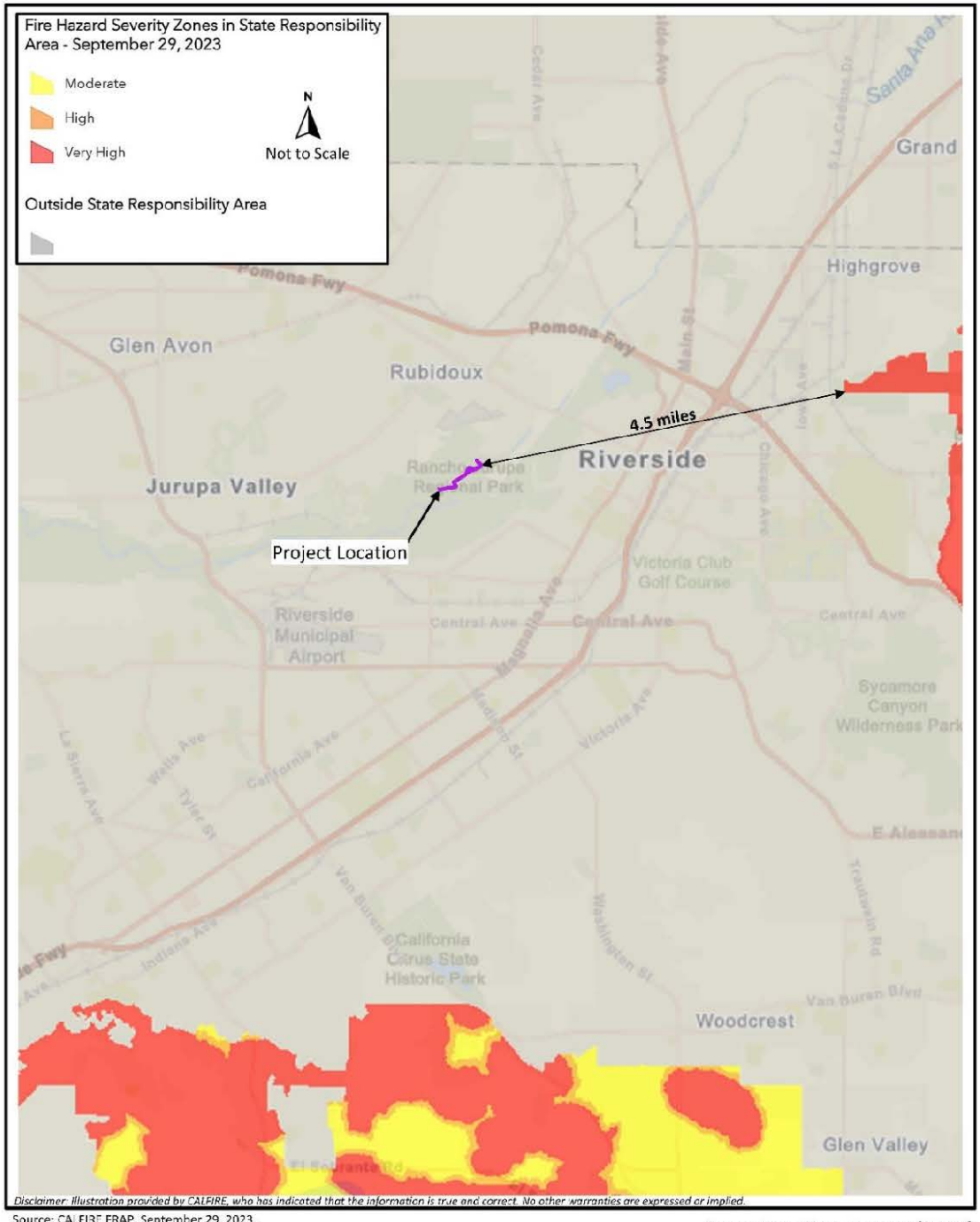


FIGURE 4.20-2
FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREA



Source: CALFIRE FRAP, September 29, 2023.

UltraSystems

Santa Ana River Bottom (SARB) Maintenance Facility
Fire Hazard Severity Zone
State Responsibility Area (SRA)

4.21 Mandatory Findings of Significance

Would the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?		**X**		
b) Does the project 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)?			**X**	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

a) Would the project have the potential to substantially 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, substantially 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?

Less Than Significant Impact with Mitigation Incorporated

Biological Resources are detailed in **Section 4.4** of this Initial Study. The project is located within the Narrow Endemic Plant Survey Areas of San Diego ambrosia, Brand's phacelia, and San Miguel savory. The project would be consistent with Section 6.1.3 of the Multiple Species Habitat Conservation Plan (MSHCP) after the implementation of **BIO-1**, which requires the performance of narrow endemic plant surveys. Additionally, the implementation of **BIO-2** through **BIO-4** would further reduce the possible impacts on special-status plants. These measures would require general vegetation avoidance measures, require the presence of a biological monitor on site to monitor project activities that result in vegetation removal, and establish project limits and designated areas. Impacts would be less than significant after implementation of these mitigation measures.

Suitable BUOW habitat was identified onsite, as discussed in **Section 4.4** of this initial study. According to the MSHCP guidelines, **MM BIO-5** and **BIO-6** should be implemented to minimize impacts on this MSHCP-covered (c) species, as the project is within an MSHCP Survey Area for BUOW (RCA, 2024). These measures require the performance of BUOW surveys and the development of a BUOW MMP.

The southwest segment of the BSA was determined to contain the riparian/riverine areas of MSHCP. The project would be consistent with MSHCP Section 6.1.2 after the implementation of **BIO-4** and **BIO-8,** which would establish project limits and designated areas to ensure that project activities do not encroach on this riparian area. Implementing **BIO-8** would ensure that equipment storage, fueling, and staging areas should be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats and that water pollution and erosion control plans should be developed and implemented according to RWQCB requirements.

With the implementation of mitigation measures **BIO-1** through **BIO-8,** described in **Section 4.4,** the proposed project would have less than significant impact on the habitat of a fish or wildlife species.

In **Section 4.5** of this initial study, detailed information is provided on the comments received from the Agua Caliente Band of Cahuilla Indians, the Gabrielino-Tongva Nation, and the Soboba Band of Luiseño Indians. The Agua Caliente Band of Cahuilla Indians specifically requested a cultural resources inventory report, stating the existence of two historic villages near the project site, called the "Spring Rancheria." The Gabrielino-Tongva Nation expressed concerns about soil disturbance at the project site due to its proximity to a known ceremonial site and a village site. Similarly, the Soboba Band of Luiseño Indians is aware of historic Native cultural resources, such as Mount Roubidoux, the Spring Rancheria, and boulders with petroglyphs near the Rubidoux Center, within a half-mile radius of the project site. They have requested that both archaeological and tribal monitors be present during ground disturbing activities.

Based on these findings and recommendations, archaeological and Native American monitoring will be carried out during the regrading of the dirt road through the project area and ground disturbance activities in the maintenance yard. If prehistoric and/or historical items are observed during subsurface activities, work shall be halted in that area. A qualified archaeologist and a Native American monitor are immediately called upon to assess the findings and coordinate the retrieval of the material.

Additionally, it should be noted that grading activities will cause new subsurface disturbances, which may lead to the unanticipated discovery of prehistoric and/or historic archaeological resources.

The impact on archaeological resources buried in site soils has been determined to be significant without mitigation. However, after the implementation of **MM CUL-1** and **MM CUL-2**, the impacts on archaeological resources will become less than significant. Similarly, the impacts on any potential human remains buried in the site soils have been determined to be significant without mitigation. However, the implementation of **MM CUL-3** would effectively reduce this impact to less than significant.

b) Would the project 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)?

Less than Significant Impact

In the short term, there would be a potential for cumulative effects on traffic, air quality, and noise if other development projects were implemented concurrently with the project. However, there are no development projects within 0.5 miles of the project site shown on the City of Jurupa Valley online Development Projects map from January 29, 2024 (City of Jurupa Valley, 2024c).

According to CEQA Guidelines 15183, this environmental analysis was conducted to determine if any project-specific effects are peculiar to the project or its site. No significant project-specific effects peculiar to the project or its site were identified that could not be mitigated to a less than significant level. The project would not be growth-inducing and would not generate an increase in population levels or traffic volume. However, the mitigation measures incorporated herein mitigate any potential contribution to the cumulative impacts associated with these environmental issues. Cumulative projects would be required to prepare the appropriate CEQA environmental documentation. Therefore, the proposed project does not have impacts that are individually limited but cumulatively considerable.

c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact with Mitigation Incorporated

Previous sections of this Initial Study/Mitigated Negative Declaration reviewed the proposed project's potential impacts related to aesthetics, air pollution, noise, public health and safety, traffic, and other issues. As concluded in these previous discussions, the proposed project would have a less than significant environmental impact with the implementation of the recommended mitigation measures. Therefore, the proposed project would not have environmental impacts that would cause substantial adverse effects on humans.

The grading and construction of the project site would have potentially significant impacts on sensitive vegetation and wildlife. Implementing mitigation measures **BIO-1** through **BIO-8** would reduce these impacts to a less than significant level.

Archaeological resources can be buried in site soils and could be damaged by ground disturbance activities of the project. This impact would be significant without mitigation. Implementing **MM CUL-1** and **MM CUL-2** would reduce this impact to a less than significant level. The impacts on human remains that can be buried in the soils of the site were determined to be significant without mitigation. Implementing the mitigation measure **MM CUL-3** would reduce that impact to less than significant.

Fossils could be buried in soils from the site. Project ground-disturbing activities could damage fossils. Implementing the mitigation measure **GEO-1** would reduce this impact to less than significant.

Tribal cultural resources could be buried in the soils of the site. Project site grading and project construction could damage such resources. Implementing mitigation measures **TCR-1** through **TCR-3** would reduce these impacts to be less than significant.

ADD ADDITIONAL MMS HERE DEPENDING ON THE OUTCOME OF THE CITY'S AB 52 PROCESS WITH THE NATIVE AMERICAN TRIBES. AS OF THE TIME AT WHICH THIS SECTION WAS WRITTEN, THE AB 52 PROCESS WAS STILL IN PROGRESS.

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a MND or an EIR. The MMRP ensures implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those MM that are within the responsibility of the City and/or Applicant to implement.

The following table lists impacts, mitigation measures adopted by the County of Riverside in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Threshold 4.4 a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**MM BIO-1: Focused Botanical Survey** To avoid impacts to special-status plant species, including MSHCP Narrow Endemic Plant Species, a qualified biologist will survey the project site for the presence of special-status plant species that are likely to occur based on habitat, soils, elevation, climate, and other conditions of the project site. The focused plant surveys will be conducted in accordance with the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, 2018) and the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS, 2000). The surveys will be conducted in the field at appropriate times of the year to coincide with the growing season and different blooming periods and when optimum conditions for identification (generally blooms, fruits, and leaves) are present. Biologists will pay special attention to those habitat areas that appear to provide suitable habitat for special-status species. A minimum of two surveys would be conducted during different seasons of the same year to adequately capture the floristic diversity of a site, with a focus on areas that will be directly or indirectly receiving impacts from project activities. Plant taxa that occur on site will be identified to the taxonomic level necessary to determine rarity and listing status, as feasible. Plant species will be identified by an expert botanist if a question of rarity and listing status occurs. Special-status plant species will be identified, recorded in field notes, counted or estimated, and mapped on an aerial map or with a GPS unit. Following completion of the focused botanical surveys, a focused botanical survey report will be prepared in accordance with agency guidelines. The report will: 1) summarize information regarding the habitat of the survey area and the habitat's suitability for special-status plants; 2) assess the potential presence of special-status plants onsite; 3) analyze the potential impacts to special-status plants from project development; and 4) recommend, as appropriate, BMPs, avoidance and protection measures, and mitigation measures to reduce or avoid potential impacts to special-status plants. The	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	report will include: 1) methods and results of the literature review and field surveys; 2) figures depicting the location of special-status plants; 3) a complete flora compendium; and 4) site photographs. Survey results shall be documented in mapped and text form and shall be presented for review by the Permittee. Where survey results are positive for Narrow Endemic Plant Species, any proposals with the potential to affect these species shall be subject to avoidance, minimization and mitigation strategies described in Section 6.1.3 of the MSHCP. CDFW generally considers botanical surveys to be valid for a period of up to three years; some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame or in phases, or if surveys are completed during periods of drought. <u>Avoidance, Minimization, and Mitigation</u> • If special-status plants are observed on the project site, the qualified biologist will consult with the appropriate resource agencies to determine the most feasible methods, including but not limited to plant salvage, topsoil savage, or payment into a mitigation bank. • For Narrow Endemic Plant Species populations identified as part of the survey process described above, impacts to 90 percent of those portions of the property that provide for long-term conservation value of the identified Narrow Endemic Plant Species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Avoidance shall not be considered to be Conservation contributing to Reserve Assembly unless the avoided populations are acquired and managed as Additional Reserve Lands. Individual species conservation goals are presented in Section 9.0 of the MSHCP. Findings of equivalency shall be made as outlined below to demonstrate that the 90 percent standard has been met. If it is determined that the 90 percent threshold cannot be met and achievement of overall MSHCP conservation goals for the particular species have not yet been demonstrated, the Permittee(s) must make			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	a Determination of Biologically Equivalent or Superior Preservation as described in Section 6.1.3 of the MSHCP.			
	MM BIO-2: Vegetation and Wildlife Avoidance and Protection The BSA contains habitats which can support special-status species and wildlife movement corridors. The following general avoidance and protection measures should be implemented, to the extent practical: • Cleared or trimmed vegetation and woody debris will be disposed of in a legal manner at an approved disposal site. Cleared or trimmed non-native, invasive vegetation will be disposed of in a legal manner at an approved disposal site as soon as possible to prevent regrowth and the spread of weeds. • The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. • Non-native species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. • Vehicles and equipment will be free of caked mud or debris prior to entering the project site to avoid the introduction of new invasive weedy plant species. • To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) will not be permitted unless specifically authorized. If required, night lighting will be directed away from the preserved open space areas to protect species from direct night lighting. All unnecessary lights will be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats. • If any wildlife is encountered during the course of project activities, said wildlife will be allowed to freely leave the area unharmed.	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	• Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey and authorization from a qualified biologist. • Active nests of special-status or otherwise protected bird species cannot be removed or disturbed. Nests can be removed or disturbed if determined inactive by a qualified biologist. • To avoid impacts to wildlife and attracting predators of protected species, the project proponent will comply with all litter and pollution laws and will institute a litter control program throughout project construction. All contractors, subcontractors, and employees will also obey these laws. These covered trash receptacles will be placed at each designated work site and the contents will be properly disposed of at least once a week. Trash removal will reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums. • Contractors, subcontractors, employees, and site visitors will be prohibited from feeding wildlife and collecting plants and wildlife. • Disturbance near ponded water will be limited during the rainy season. It could serve as a potential habitat for amphibians and sensitive invertebrates, and focused surveys for these species will be required.			
	MM BIO-3: Biological Monitor a. A As per the MSHCP requirements stated in Volume 1, Appendix C of the MSHCP, a qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint (Riverside County, 2003). b. A biological monitor shall monitor activities that result in tree or vegetation removal to minimize the likelihood of inadvertent impacts to nesting birds and special-status wildlife species, with special	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	attention given to any protected species observed during the pre-construction breeding bird surveys. Monitoring shall also be conducted periodically during construction activities to ensure no new nests are built during any vegetation removal or building demolition activities between February 1 and August 31. The biological monitor shall ensure that all BMPs, avoidance, protection and mitigation measures described in the relevant project permits and reports are in place and are adhered to. c. The biological monitor shall have the authority to temporarily halt all construction activities and all non-emergency actions if sensitive species and/or nesting birds are identified and would be directly affected. The monitor shall notify the appropriate resource agency and consult if needed. If necessary, the biological monitor shall relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if the applicant and the consulted resource agency determine that the activity will not result in adverse effects on the species. d. The appropriate agencies shall be notified if a dead or injured protected species is located within the project site. Written notification shall be made within 15 days of the date and time of the finding or incident (if known) and must include; location of the carcass, a photograph, cause of death (if known), and other pertinent information.			
	MM BIO-4: Project Limits and Designated Areas To avoid impacts to sensitive biological resources, the project proponent will implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal. • Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. Construction limits will be fenced with orange snow screen. Exclusion fencing should be	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. All markers will be maintained until the completion of activities in that area. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. • To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas will be restricted to designated areas. To the extent possible, designated areas will comprise existing disturbed areas (parking lots, access roads, graded areas, etc.). • Project work limits will be defined, and work crews will be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site specific surveys. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. If sensitive biological resources are detected in the area to be impacted, then appropriate measures will be implemented to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biologist will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist will then contact the appropriate resource agencies to develop additional avoidance, minimization and/or mitigation measures prior to commencing project activities. • The project proponent will ensure that construction activities will include measures to prevent accidental falls into excavated areas. The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. All deep or steep-walled excavated areas will be covered with tarp, and either be furnished with escape ramps or be surrounded with exclusionary fencing in order to prevent wildlife from entering them.			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Wildlife found in excavation areas should be trapped and relocated out of harm's way to a suitable habitat outside of the project area, if possible.			
	MM BIO-5: MSHCP Burrowing Owl Survey The BSA contains suitable habitat to potentially support BUOW in the future and the project is located within an MSHCP BUOW Survey Area (RCA, 2024). Therefore, a BUOW survey is required by the MSHCP. A qualified biologist would conduct a BUOW survey(s) in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (MSHCP Survey Guidelines; Riverside County TLMA, 2006) within 30 days prior to ground disturbance. According to Regional Conservation Authority's Report Regarding BUOW Surveys: a. After completion of appropriate surveys, a final report shall be submitted to the Riverside County Environmental Programs Department and the RCA Monitoring Program Administrator, which discusses the survey methodology, transect width, duration, conditions, and results of the survey. Appropriate maps to show burrow locations shall be included. b. All project sites containing burrows or suitable habitat (based on Step I/Habitat Assessment) whether owls were found or not, require pre-construction surveys that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls (MSHCP Species-Specific Objective 6). c. Following the completion of the pre-construction BUOW survey, the biologist would prepare a letter report in accordance with the MSHCP Survey Guidelines summarizing the results of the survey. d. If no BUOWs or signs of BUOW are observed during the survey and concurrence is received from EPD and CDFW, project activities may begin, and no further mitigation measures would be required.	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	e. If BUOW or signs of BUOW are observed during the survey, the site would be considered occupied. The biologist would implement the additional protection, planning, and pre-construction measures described below. The City, EPD, and CDFW shall also be contacted to assist in the development of applicable avoidance, minimization, and mitigation measures, prior to commencing project activities. The list of potential measures to avoid and minimize impacts to BUOWs described in the above section would be implemented. f. If BUOWs or signs of BUOW are observed during the survey, then the site would be considered occupied and the biologist shall contact the City, EPD, and CDFW to assist in the development of avoidance, minimization, and mitigation prior to commencing project activities (Riverside County TLMA, 2006). All surveys and reporting required by the MSHCP will be complied with including a 30-day pre-construction BUOW survey.			
	MM BIO-6: BUOW Mitigation and Monitoring Plan A BUOW Mitigation and Monitoring Plan (MMP) will detail the measures that would be implemented to minimize impacts to BUOW during construction of the project. The MMP will include avoidance and minimization measures per the CDFG *Staff Report on Burrowing Owl Mitigation* (Staff Report; CDFG, 2012). These measures are outlined below. **Avoidance and Minimization** Site-specific avoidance or mitigation measures developed should incorporate the best practices presented below, per the Staff Report (CDFG, 2012; note: CDFG was integrated with CDFW in 2013). CDFW is available to assist in the development of site-specific avoidance and mitigation measures. a. **Avoidance.** A primary goal is to design and implement projects to seasonally and spatially avoid negative impacts and disturbances that could result in the take of BUOW, nests, or eggs. Other avoidance measures may include but not be limited to:	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. During Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	i. Avoid disturbing occupied burrows during the nesting period, from 1 February through 31 August. ii. Avoid impacting burrows occupied during the non-breeding season by migratory or non-migratory resident BUOW. Avoid direct destruction of burrows through chaining (dragging a heavy chain over an area to remove shrubs), disking, cultivation, and urban, industrial, or agricultural development. iii. Develop and implement a worker awareness program to increase the on-site worker's recognition of and commitment to BUOW protection. iv. Place visible markers near burrows to ensure that farm equipment and other machinery does not collapse burrows. v. Do not fumigate, use treated bait or other means of poisoning nuisance animals in areas where BUOW are known or suspected to occur (e.g., sites observed with nesting BUOW, designated use areas) vi. Restrict the use of treated grain to poison mammals to the months of January and February. b. **Minimization**. If BUOW and their habitat can be protected in place on or adjacent to a project site, the use of buffer zones, visual screens or other measures while project activities are occurring can minimize disturbance impacts. Conduct site-specific monitoring to inform development of buffers (see Visibility and sensitivity above). The following general guidelines for implementing buffers should be adjusted to address site-specific conditions using the impact assessment approach described above. The CEQA lead agency and/or project proponent is encouraged to consult with the Department and other BUOW experts for assistance in developing site-specific buffer zones and visual screens. Other minimization measures include eliminating actions that reduce BUOW forage and burrowing			

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	surrogates (e.g., ground squirrel) or introduce/facilitate BUOW predators. Actions that could influence these factors include reducing livestock grazing rates and/or changing the timing or duration of grazing or vegetation management that could result in less suitable habitat. c. **Burrow Exclusion and Closure**. Burrow exclusion is a technique of installing one-way doors in burrow openings during the non-breeding season to temporarily exclude BUOW, or permanently exclude BUOW and close burrows after verifying burrows are empty by site monitoring and scoping. Exclusion in and of itself is not a take avoidance, minimization or mitigation method. Eviction of BUOW has a potentially significant impact under CEQA. i. The long-term demographic consequences of these techniques have not been thoroughly evaluated, and the fate of evicted or excluded BUOW has not been systematically studied. Because BUOW are dependent on burrows at all times of the year for survival and/or reproduction, evicting them from nesting, roosting, and satellite burrows may lead to indirect impacts or take. Temporary or permanent closure of burrows may result in significant loss of burrows and habitat for reproduction and other life history requirements. Depending on the proximity and availability of alternate habitat, loss of access to burrows will likely result in varying levels of increased stress on BUOW and could depress reproduction, increase predation, increase energetic costs, and introduce risks posed by having to find and compete for available burrows. Therefore, exclusion and burrow closure are not recommended where they can be avoided. The current scientific literature indicates consideration of all possible avoidance and minimization measures before temporary or permanent exclusion and closure of burrows is implemented, to avoid take. Any new BUOW colonizing the project site after the CEQA document has been adopted may constitute changed circumstances that should be addressed			

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	in a re-circulated CEQA document. The current scientific literature indicates that burrow exclusion should only be conducted by qualified biologists during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping. The literature also indicates that when temporary or permanent burrow exclusion and/or burrow closure is implemented, BUOW should not be excluded from burrows unless or until: ii. A BUOW Exclusion Plan is developed and approved by the applicable local CDFW office; iii. Permanent loss of occupied burrow(s) and habitat is mitigated in accordance with the Mitigating Impacts sections of the Staff Report. Temporary exclusion is mitigated in accordance with the item #1 under Mitigating Impacts below. iv. Site monitoring is conducted prior to, during, and after exclusion of BUOW from their burrows sufficient to ensure take is avoided. Conduct daily monitoring for one week to confirm the young of the year have fledged if the exclusion will occur immediately after the end of the breeding season. v. Excluded BUOW are documented using artificial or natural burrows on an adjoining mitigation site (if able to confirm by band re-sight). **e. Artificial Burrows**. Artificial burrows have been used to replace natural burrows either temporarily or long-term and their long-term success is unclear. Artificial burrows may be an effective addition to in-perpetuity habitat mitigation if they are augmenting natural burrows, the burrows are regularly maintained (i.e., no less than annual, with biennial maintenance recommended), and surrounding habitat patches are carefully maintained. There may be some circumstances, for example at airports, where squirrels			

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	will not be allowed to persist and create a dynamic burrow system, where artificial burrows may provide some support to an owl population.			
	MM BIO-7: Pre-Construction Breeding Bird Survey a. To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented. The measures below will help to reduce direct and indirect impacts caused by construction on migratory non-game breeding birds to less than significant levels. b. Project activities that will remove or disturb potential nest sites, such as open ground, trees, shrubs, grasses, or burrows, during the breeding season would be a potential significant impact if migratory non-game breeding birds are present. Project activities that will remove or disturb potential nest sites will be scheduled outside the breeding bird season to avoid potential direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites will also help to prevent birds from nesting within the project site during the breeding season and during construction activities. c. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. It will end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance. d. If no breeding birds or active nests are observed during the pre-construction survey or they are observed and will not be impacted,	Project Applicant and Qualified Biologist	Field Verification	1. Riverside County 2. Riverside County 3. Before and During Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	project activities may begin, and no further mitigation will be required. e. If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped on engineering drawings and a no activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions or 500 feet in all directions for listed bird species and all raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. Some bird species are more tolerant than others of noise and activities occurring near their nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone. f. If listed bird species are observed within the project site during the pre-construction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency. Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Threshold 4.4 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	With implementation of mitigation measures **MM BIO-2** through **MM BIO-4**, the project would have less than significant impacts, either directly or through habitat modifications, to special-status plant and wildlife species.	Project Applicant, Qualified Biologist, and Construction Contractor	Field Verification	1. Riverside County 2. Riverside County 3. Before and During Construction
Threshold 4.4 c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Implementation of **BIO-4** would establish project limits and designated areas to ensure that the project activities do not encroach on this riparian area.	Project Applicant, Qualified Biologist, and Construction Contractor	Field Verification	1. Riverside County 2. Riverside County 3. Before and During Construction
	MM BIO-8: Construction Best Management Practices • Project work crews would be directed to use BMPs where applicable. These measures would be identified prior to construction and incorporated into the construction operations. • Standard BMPs as outlined in the MSHCP (MSHCP, Volume 1, Appendix C) and that apply to construction of this project, and that are not incorporated to other mitigation measures proposed for this project are as follows:			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	• Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements. • Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, RWQCB or MSHCP areas and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. • The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.			
Threshold 4.4 d) Would the project 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?	With implementation of mitigation measures **BIO-2** through **BIO-4**, the project would have less than significant impact on wildlife movement corridors.	Project Applicant, Qualified Biologist, and Construction Contractor	Field Verification	1. Riverside County 2. Riverside County 3. Before and During Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Threshold 4.4 d) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	With implementation of mitigation measures **BIO-1** through **BIO-6** and **BIO-8** the proposed project would have less than significant impacts on MSHCP biological resources.	Project Applicant, Qualified Biologist, and Construction Contractor	Field Verification	1. Riverside County 2. Riverside County 3. Before and During Construction
4.5 Cultural Resources				
Threshold 4.5 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.	**MM CUL 1** If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the City of Murrieta. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the Eastern Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.	Qualified Archaeologist and Project Contractor	Field Verification	1. Riverside County 2. Riverside County 3. During construction activities
	MM CUL 2 The County or project proponent shall retain and schedule a qualified archaeologist and a tribal monitor from a local associated tribe monitor construction at the project location during all subsurface excavations into native soil. At the discretion of the monitoring archaeologist, excavation or other ground-disturbing activities must be halted when an archaeological artifact or feature is observed. Tribal monitors may request the archaeological monitor to halt ground disturbing activities if they observe potential cultural	Project Construction Contractor	Field Verification	1. Riverside County 2. Riverside County

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	finds. Native American monitors will be required to complete and submit daily monitoring logs while at the project site to the project proponent's lead archaeologist.			3. During project construction activities
Threshold 4.5 c): Disturb any human remains, including those interred outside of formal cemeteries.	**MM CUL 3** If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Riverside County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).			1. Riverside County 2. Riverside County 3. During project construction activities
4.7 Geology and Soils				
Threshold 4.7 f): Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1** If paleontological resources are uncovered during project construction, the contractor shall halt construction activities in the immediate area and notify the County. A qualified paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that are found during construction on the project site	Project Applicant, Qualified Paleontologist, and Construction Contractor	Monitoring, Assessment, Recovery, and Curation	1. Riverside County 2. Riverside County 3. During project construction activities
4.18 Tribal Cultural Resources				
Threshold 4.18 b): Cause a substantial adverse change in the significance of a tribal	**MM TCR-1** [To Be Determined] Mitigation measure TCR 1 is yet to be determined, and if needed will be added following AB 52 consultation.			1. Riverside County

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				2. Riverside County 3. During project construction activities
	MM TCR-2 Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the tribe [to be determined following AB 52 consultation].			1. Riverside County 2. Riverside County 3. During project construction activities
	MM TCR 3: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Riverside County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.			1. Riverside County 2. Riverside County 3. During project construction activities