

Initial Study/Mitigated Negative Declaration

City of Jurupa Valley Master Application (MA) 19069 **Site Development Permit No. 19026** **Horseshoe Lake Park Project**



City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Michael Fellows, Senior Planner
(951) 332-6464
mfellows@jurupavalley.org

Applicant:

Jurupa Area Recreation and Park District
4810 Pedley Road, Jurupa Valley CA 92509
Contact: Colby Diuguid
(951) 361-2090
Colby@jarpd.org

November 5, 2019

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Purpose of the Initial Study	1
1.2 Purpose of a Mitigated Negative Declaration	1
1.3 Initial Study /Mitigated Negative Declaration Document.....	1
1.4 Public Review and Processing of the Document	1
1.5 Initial Study /Mitigated Negative Declaration Findings and Conclusions.....	2
 2.0 PROJECT BACKGROUND	 4
2.1 Project Location.....	4
2.2 Project Description.....	4
2.3 Existing Site Conditions/Environmental Setting	6
2.4 Existing General Plan Land Use Designations and Zoning Classifications	7
 3.0 INITIAL STUDY CHECKLIST	 10
3.1 AESTHETICS.....	14
3.2 AGRICULTURE AND FORESTRY RESOURCES	17
3.3 AIR QUALITY.....	21
3.4 BIOLOGICAL RESOURCES.....	32
3.5 CULTURAL RESOURCES.....	43
3.6 ENERGY.....	47
3.7 GEOLOGY AND SOILS	53
3.8 GREENHOUSE GAS EMISSIONS.....	63
3.9 HAZARDS AND HAZARDOUS MATERIALS	66
3.10 HYDROLOGY AND WATER QUALITY	73
3.11 LAND USE AND PLANNING	80
3.12 MINERAL RESOURCES	82
3.13 NOISE.....	84
3.14 POPULATION AND HOUSING	90
3.15 PUBLIC SERVICES.....	92
3.16 RECREATION.....	96
3.17 TRANSPORTATION.....	98
3.18 TRIBAL CULTURAL RESOURCES	103
3.19 UTILITIES AND SERVICE SYSTEMS	106
3.20 WILDFIRE	112
3.21 MANDATORY FINDINGS OF SIGNIFICANCE	113
 4.0 REFERENCES	 116
5.0 REPORT PREPARATION PERSONNEL	118
6.0 MITIGATION MONITORING AND REPORTING PROGRAM.....	M-1

LIST OF EXHIBITS

Exhibit 1: Project Location Map/Aerial Photo.....	8
Exhibit 2: Master Plan.....	9

LIST OF TABLES

Table 1: Existing and Surrounding Land Uses.....	6
Table 2: Existing and Surrounding General Plan Designations and Zoning Classifications	7
Table 3 Attainment Status of Criteria Pollutants in the South Coast Air Basin.....	22
Table 4: South Coast Air Quality Management District Air Quality Significance Thresholds	25
Table 5: Maximum Daily Construction Emissions (lbs/day).....	26
Table 6: Maximum Daily Operational Emissions (lbs/day).....	27
Table 7: Localized Significance Threshold Construction Emissions	28
Table 8: Localized Significance Threshold Operational Emissions	28
Table 9: Off-Road Construction Equipment Modeled in CalEEMod and Fuel Use.....	49
Table 10: On-Road Construction Equipment Modeled in CalEEMod and Fuel Use	50
Table 11: Total Project Greenhouse Gas Emissions.....	64
Table 12: Typical Construction Noise Levels.....	85
Table 13: Operational Noise Levels at the Nearby Sensitive Receptors.....	87
Table 14: Level of Service (LOS) Thresholds	99
Table 15: Study Area Intersections.....	99

Appendices (Under Separate Cover or on Compact Disk)

Appendix A.	<i>Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis, Vista Environmental, June 5, 2019.</i>
Appendix B.	<i>Biological Resources and MSHCP Consistency Analysis, Jericho Systems, Revised May 23, 2019.</i>
Appendix C.	<i>Determination of Biologically Equivalent or Superior Preservation Report, Jericho Systems, Inc., September, 2019.</i>
Appendix D.	<i>Historical/Archaeological Resources Survey, CRM TECH, October 17, 2018.</i>
Appendix E.	<i>Paleontological Resource Assessment Report, CRM TECH, October 17, 2018.</i>
Appendix F.	<i>Geotechnical Engineering Report, Earth Systems, October 31, 2018.</i>
Appendix G.	<i>Phase I Environmental Site Assessment, Earth Systems, April 3, 2019.</i>

Appendix H. *Report of Phase II Investigation*, Earth Systems, June 6, 2019.

Appendix I. *Noise Impact Analysis*, Vista Environmental, April 27, 2019.

Appendix J. *Traffic Impact Analysis*, Integrated Engineering Group, November, 2018.

Appendix K. *Water and Sewer Availability Letter*, Jurupa Community Services District, May 30, 2019.

MASTER APPLICATION 19069 SUMMARY

Site Development Permit (SDP) 19026: Proposed improvements at an existing 14-acre Park:

- Covered play area
- Picnic shelters
- Pre-fabricated bridge
- Basketball court
- Cornhole
- Concrete walkways and DG horse trails
- Exercise stations
- New horse arena

1.0 INTRODUCTION

1.1 Purpose of an Initial Study

The California Environmental Quality Act (CEQA) requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The purpose of this Initial Study is to provide a preliminary analysis of a proposed action to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for a project. An Initial Study also enables an applicant or the City of Jurupa Valley to modify a project, mitigating adverse impacts in lieu of preparing an Environmental Impact Report, thereby potentially enabling the project to qualify for a Negative Declaration or a Mitigated Negative Declaration.

1.2 Purpose of a Mitigated Negative Declaration

A Mitigated Negative Declaration is a written statement by the City of Jurupa Valley that the Initial Study identified potentially significant environmental effects of the Project but the Project is revised or mitigation measures are required to eliminate or mitigate impacts to less than significant levels.

1.3 Initial Study/Mitigated Negative Declaration Document

This document in its entirety is an Initial Study/Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

1.4 Public Review and Processing of the Initial Study/Mitigated Negative Declaration

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

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

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

The Notice of Intent identifies the location(s) where the Initial Study/Mitigated Negative Declaration and its associated Mitigation Monitoring Reporting Program and technical reports are available for public review. During the 30-day public review period, comments on the adequacy of the Initial Study Checklist/Mitigated Negative Declaration document may be submitted to the City of Jurupa Valley Planning Department.

Following the 30-day public review period, the City of Jurupa Valley Planning Department will review any comment letters received during to determine whether any substantive comments were provided that may warrant revisions or recirculation to the Initial Study/Mitigated Negative Declaration document. If recirculation is not required (as defined by CEQA Guidelines §15073.5(b)), written and/or oral responses will be provided to the decision making body for the Project (e.g. Planning Director, Planning Commission, or City Council).

At the conclusion of the public hearing process, the decision making body will take action to approve, conditionally approve, or deny the proposed Project. If approved, the decision making body will adopt findings relative to the Project's environmental effects as disclosed in the Initial Study /Mitigated Negative Declaration and a Notice of Determination will be filed with the Riverside County Clerk.

1.5 Initial Study /Mitigated Negative Declaration Findings and Conclusions

Section 3.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Jurupa Valley requirements.

The Initial Study determined that implementation of the proposed Project would result in **no impacts or less than significant** impacts with implementation of Plans, Policies, Programs, or Project Design Features to the environment under the following issue areas:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Wildfire

The Initial Study determined that the proposed Project would result in **potentially significant impacts** to the following issue areas, but the Project **will incorporate mitigation measures** that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Biological Resources
- Cultural Resources
- Noise
- Tribal Cultural Resources
- Utilities and Service Systems

The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (City of Jurupa Valley), that the Project may have a significant effect on the environment. Therefore, based on the findings of the Initial Study, the City of Jurupa Valley determined that a Mitigated Negative Declaration is the appropriate CEQA determination for the Project pursuant to CEQA Guidelines § 15070(b).

2.0 PROJECT BACKGROUND

2.1 Project Location

The site consists of approximately 13.73 acres located at the southwest corner of Lakeview Avenue and Studio Place, in Jurupa Valley. The address is 8788 Lakeview Avenue, Jurupa Valley, California 92509. The site location is depicted in Exhibit 1 and the site layout is depicted in Exhibit 2.

The Project site is also identified by the following Assessor Parcel Number:

- 163-240-001.

2.2 Project Description

The Project Applicant, Jurupa Area Recreation and Park District (JARPD), submitted the following application to the City of Jurupa Valley, which comprise the proposed Project: Site Development Permit (SDP) No. 19026. The City of Jurupa Valley also refers to this application as Master Application (MA) No. 19069. The Project's application materials are on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509 and are hereby incorporated by reference.

A. Site Development Permit (SDP) 19026:

Horseshoe Lake Park is an approximate 14-acre site which is primarily graded, and contains walking trails and equestrian arena, and is operated by the Jurupa Area Recreation and Park District (JARPD). JARPD seeks to construct various upgrades to the park as described below pursuant to Site Development Permit No. 19026.

- Covered play area
- Picnic shelters
- Pre-fabricated bridge
- Basketball court
- Cornhole
- Concrete walkways and DG horse trails
- Exercise stations
- New horse arena

Street Improvements and Access

Kelsey Place:

Proposed to be improved as an Enhanced Local Street per Riverside County Standard No. 104 with the following improvements:

- Pavement improvements from 64th Street to 65th Street.
- Parkway improvements along the project frontage including, but not limited to, curb ramps (ADA standards), landscaped parkway, curb and gutter.

- As measured from centerline to property line: 12 foot wide travel lane, 8 foot wide shoulder, and landscape and curb adjacent sidewalk within a 13 foot wide parkway

Kennedy Street:

Proposed to be improved as a Local Street per Riverside County Standard No. 105 modified to 60-foot right-of-way with the following improvements.

- Parkway improvements along the project frontage including, but not limited to, curb ramps (ADA standards), landscaped parkway, curb and gutter.
- As measured from centerline to property line: 12 foot wide lane, 8 foot wide shoulder, and landscape and curb adjacent sidewalk within a 10 foot wide parkway.

Studio Place:

Proposed to be improved as a Local Street per Riverside County Standard No. 105 modified to 60ft right-of-way with the following improvements:

- Parkway improvements along the project frontage including, but not limited to, curb ramps (ADA standards), landscaped parkway, curb and gutter.
- As measured from centerline to property line: 12 foot wide lane, 8 foot wide shoulder, and landscape and curb adjacent sidewalk within a 10 foot wide parkway.

Lakeview Avenue:

To be improved as a Local Street per Riverside County Standard No. 105 modified to 60ft right-of-way with the following improvements.

- Parkway improvements along the project frontage including, but not limited to, curb ramps (ADA standards), landscaped parkway, curb and gutter.
- As measured from centerline to property line: 12 foot wide lane, 8 foot wide shoulder, and landscape and curb adjacent sidewalk within a 10 foot wide parkway.

Water and Sewer Improvements

Water:

Water service is available from existing 8-inch diameter waterlines in Lakeview Avenue, Studio Place, and Kennedy Street. The Project will connect to the existing waterline(s).

Sewer:

No sewer proposed, as there is no on-site restroom; only sanitary outflow is from drinking fountains which are piped into gravel sump on-site for infiltration.

Drainage Improvements

All runoff stays on site will drain to the Horseshoe Lake depression; grass area passes through a small basin prior to overflowing into Horseshoe area.

B. Operational Characteristics

The Project would be operated as a recreational park. As such, typical operational characteristics include park visitors traveling to and from the site and maintenance activities.

2.3 Existing Site Conditions/Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). A Notice of Preparation was not required at the time the Initial Study was commenced. Thus the environmental setting for the Project is the approximate date that the Project’s Initial Study Checklist commenced in October, 2018.

Horseshoe Lake Park is an approximate 13-acre site which is primarily graded, and contains walking trails and equestrian arena, and is operated by the Jurupa Area Recreation and Park District.

The topography of the site is generally flat, with a mild gradient from north to south. The site is generally bare, consisting of an approximately 0.5-mile decomposed granite walking trail that meanders within the site, forming a shape of the horseshoe. The trail forms the outline of a horseshoe shaped topographical depression that is approximately 5.25 acres that gently slopes from the walking trail to approximately 10 to 15 feet below the surrounding surface.

Within the south end of the horseshoe shaped depression, an approximately 0.25-acre raised flat area exists and contains an equestrian round-pen. Therefore, the total area of the topographical depression is approximately 5.5 acres. Adjacent and south of the horseshoe-shaped depression, between the walking trail and Kennedy Street (the south boundary), is bare and at roughly the same grade as the equestrian round pen.

Within the northern portion of the property, and between the two “prongs” of the horseshoe-shaped depression, the ground is higher than the depression, and a graded walking trail exists from the northern portion of the property, through the depression area, to the equestrian area.

Most of the Project site consists of non-native habitat and bare ground. There is an approximately 0.5-acre area of mixed non-native and riparian habitat located near the storm drain outlet at the northwestern most end of the project site. There is a small area (approximately 0.01 acre) of freshwater emergent wetland located at the City’s storm drain outlet located adjacent the northeast corner of the park.

The site is bounded on the north by 64th Street, along the west by Kelsey Place, on the south by Kennedy Street and on the east by Studio Place. Surrounding development generally consists of residential properties to the southeast, south, west, and northwest. LifeHOUSE Riverside Healthcare Center and residential properties are located to the north and northeast.

Existing and surrounding land uses are shown in Table 1.

Table 1. Existing and Surrounding Land Uses

Location	Existing Use
Site	Horseshoe Lake Park
Northeast	Lakeview Avenue followed by LifeHOUSE Riverside Healthcare Center, vacant land, and a residential property.
Northwest	Kelsey Place followed by single-family residences further to the northwest.
Southeast	Studio Place followed by single-family residences further to the southeast.
Southwest	Kennedy Street followed by single-family residences further to the southwest.
<i>Source: Field Inspection, February, 2019</i>	

2.4 Existing General Plan Land Use Designation and Zoning Classifications

A summary of the existing General Plan land use and zoning classifications for the Project site and surrounding properties is provided in Table 2.

Table 2. Existing and Surrounding General Plan Designations and Zoning Classifications

Location	General Plan Designation	Zoning Classification
Site	LDR (Country Neighborhood)	R-A (Residential Agricultural)
Northeast	MHDR (Medium High Density Residential)	W-2 (Controlled Development Area)
Northwest	LDR (Country Neighborhood)	A-1 (Light Agriculture)
Southeast	LDR (Country Neighborhood)	A-1 (Light Agriculture)
Southwest	LDR (Country Neighborhood)	A-1 (Light Agriculture)
<i>Source: City of Jurupa Valley-General Plan Land Use Map</i>		



Project Location Map/Aerial Photo

Exhibit 1



Master Plan

Exhibit 2

3.0 INITIAL STUDY CHECKLIST

Evaluation Format

This Initial Study Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on eighteen (18) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

- | | |
|-------------------------------------|----------------------------------------|
| 1. Aesthetics | 11. Land Use & Planning |
| 2. Agriculture & Forestry Resources | 12. Mineral Resources |
| 3. Air Quality | 13. Noise |
| 4. Biological Resources | 14. Population & Housing |
| 5. Cultural Resources | 15. Public Services |
| 6. Energy | 16. Recreation |
| 7. Geology & Soils | 17. Transportation |
| 8. Greenhouse Gas Emissions | 18. Tribal Cultural Resources |
| 9. Hazards & Hazardous Materials | 19. Utilities and Service Systems |
| 10. Hydrology & Water Quality | 20. Wildfire |
| | 21. Mandatory Findings of Significance |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the Project on the particular factor in the form of a checklist. This Initial Study provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

The effects of the Project are then placed in the following four categories, which are each followed by a summary to substantiate why the Project does not impact the particular factor with or without mitigation. If “Potentially Significant Impacts” that cannot be mitigated are determined, then the Project does not qualify for a Mitigated Negative Declaration and an Environmental Impact Report must be prepared:

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.
- **Project Design Features (PDF)** – These measures include features proposed by the Project that are already incorporated into the Project’s design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of *CEQA*.

Plans, Policies, or Programs (PPP) and the Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area if applicable.

Mitigation Measures (MM) were formulated only for those issue areas where the results of the impact analysis identified significant impacts that could to be reduced to less than significant levels.

All three types of measures described above may be required to be implemented as part of the Project, and will be included in the Mitigation Monitoring and Reporting Program for the Project

Environmental Factors Requiring Mitigation

The environmental factors marked with an “X” below would be affected by this Project and thus **require mitigation to reduce impacts to “less than significant”** as indicated by the checklist on the following pages.

- | | | |
|-------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.

☐

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A MITIGATED NEGATIVE DECLARATION will be recommended for adoption.

☒

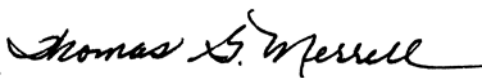
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐

I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required.

☐

City of Jurupa Valley

Signature

Agency

Thomas G. Merrell, AICP, Planning Director

November 5, 2019

Printed Name/Title

Date

3.1 AESTHETICS

<i>Would the Project:</i>	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?				■
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				■
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?			■	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			■	

3.1 (a) Have a substantial adverse effect on a scenic vista?

Determination: No Impact.

Sources: General Plan, Google Earth, Project Application Materials

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

According to the General Plan, scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. The nearest landform meeting the definition of a “scenic vista” is the Santa Ana River located approximately 1,000 feet south of the Project site. Because the elevation of the river is below the elevation of the Project site and because of the intervening development between the river and the Project site, the river is not visible from the Project site. As such, the Project will not obstruct any views to the Santa Ana River.

Based on the analysis above, there are no impacts to scenic vistas.

3.1 (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Determination: No Impact.

Sources: California Department of Transportation "Scenic Highway Program Eligible and Officially Designated Routes," General Plan, General Plan Figure 4.23, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. As such, there is no impact.

3.1 (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?

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

According to the 2010 Census Urban Area Reference Maps, Riverside-San Bernardino, CA (Census 2010), the Project site is located in the Riverside-San Bernardino, CA Urbanized Area. The Project is subject to General Plan Policy COS-9.3 which requires that urban development implement the aesthetic principles for design context, utilities and signs, streetscapes and major roadways and General Plan Policy COS 9.4 which requires the consideration of the effects of new development, streets and road construction, grading and earthwork, and utilities on views and visual quality.

The Project has been reviewed by the Planning Department and has been found to be consistent with applicable zoning and other regulations governing scenic quality. As such, the Project will not degrade the existing visual character or quality of public views of the site and its surroundings.

Based on the analysis above, impacts would be less than significant and no mitigation measures are required.

3.1 (d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Determination: Less Than Significant Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.1-1 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project would minimally increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of auxiliary illumination in the park area. No outdoor lighting is proposed for the major recreational features (i.e. horse arena, basketball court). With implementation of PPP 3.1-1 and PDF 3.1-1, impacts relating to light and glare are less than significant.

3.2 AGRICULTURE AND FORESTRY RESOURCES

<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</i></p>	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?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
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?				■

3.2 (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? .

Determination: No Impact

Sources: California Department of Conservation Farmland Mapping and Monitoring Program.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the Project site is classified as "Urban-Built Up Land. As such, there is no impact.

3.2 (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Determination: No Impact.

Source: Riverside County Clerk of the Board.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Agricultural Zoning

The Project site has a General Plan Land Use designation of LDR (Country Neighborhood) and a zoning classification of R-A (Residential Agricultural). According to the General Plan, limited agriculture use is permitted on the Project site. Given the size of the property and the fact that it is surrounded by residential development and used as a park, there is no impact related to conflicting with agricultural zoning.

Williamson Act

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. According to the Riverside County Map My County website, the site is not located within an agricultural preserve. As such, there is no impact.

3.2 (c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

Determination: No Impact.

Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site is zoned R-A (Residential Agricultural). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. Therefore, no impact would occur.

3.2 (d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

Determination: No Impact.

Source: Field Survey.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur.

3.2 (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?*

Determination: No Impact.

Sources: California Department of Conservation.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Typically, changes in the existing environment that can contribute to the conversion of farmland to non-agricultural use include urbanization of land near forest or agriculture land; division of adjacent land into smaller parcels which encourages the conversion to other non-compatible uses; altering the habitat suitability of land and other ecosystems in close proximity to farmland; and changes in the surrounding hydrology of an area which impacts farmland.

The Project proposes to construct various upgrades to the existing Horseshoe lake Park as described below:

- Covered play area
- Picnic shelters
- Pre-fabricated bridge
- Basketball court
- Cornhole
- Concrete walkways and DG horse trails
- Exercise stations
- New horse arena

The site is not being used for agricultural purposes and is bounded on the north by 64th Street, along the west by Kelsey Place, on the south by Kennedy Street and on the east by Studio Place. Surrounding development generally consists of residential properties to the southeast, south, west, and northwest. LifeHOUSE Riverside Healthcare Center and residential properties are located to the north and northeast. As such, the Project will not result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

3.3 AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>	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?			■	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			■	
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			■	
d. Expose sensitive receptors to substantial pollutant concentrations?			■	
e. Create objectionable odors affecting a substantial number of people?			■	

3.3 (a) Conflict with or obstruct implementation of the applicable air quality plan (South Coast Air Quality Management District)?

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Federal Air Quality Standards

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health-based air quality standards that California must achieve. These are called “national (or federal) ambient air quality standards” and they apply to what are called “criteria pollutants.” Ambient (i.e. surrounding) air quality standard establish a concentration above which a criteria pollutant is known to cause adverse health effects to people. The national ambient air quality standards apply to the following criteria pollutants:

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM₁₀)
- Fine Particulate Matter (PM_{2.5})
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NO_x)
- Sulphur Dioxide (SO₂), and
- Lead.

State Air Quality Standards

Under the California Clean Air Act, the California Air Resources Board also establishes health-based air quality standards that cities and counties must meet. These are called “state ambient air quality standards” and they apply to the following criteria pollutants:

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM₁₀)
- Fine Particulate Matter (PM_{2.5})
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NO_x)
- Sulphur Dioxide (SO₂), and
- Lead

Regional Air Quality Standards

The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast Air Quality Management District. The District develops plans and regulations designed to achieve these both the national and state ambient air quality standards described above.

Attainment Designation

An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard.

Table 3 shows the attainment status of criteria pollutants in the South Coast Air Basin.

Table 3. Attainment Status of Criteria Pollutants in the South Coast Air Basin.

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM ₁₀)	Nonattainment	Attainment
Fine Particulate Matter (PM _{2.5})	Nonattainment	Nonattainment

Criteria Pollutant	State Designation	Federal Designation
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO _x)	Attainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead	Attainment	Attainment
<i>Source: California Air Resources Board, 2015</i>		

Air Quality Management Plan

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is the *2016 Air Quality Management Plan* and it is applicable to City of Jurupa Valley. The purpose of the *2016 Air Quality Management Plan* is to achieve and maintain both the national and state ambient air quality standards described above.

In order to determine if a project is consistent with the *2016 Air Quality Management Plan*, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's *CEQA Air Quality Handbook* and are discussed below.

Consistency Criterion No. 1: *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2016 Air Quality Management Plan.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 3.3 (b), (c), and (d) below, the air emission from construction and operation of the Project will not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

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

The 2016 Air Quality Management Plan demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP.

The General Plan Land Use Designation assigned to the Project site at the time the 2016. The 2016 Air Quality Management Plan was prepared was OS-R (Open Space, Recreation). The future

emission forecasts contained in the 2016 Air Quality Management Plan are primarily based on demographic and economic growth projections provided by the Southern California Association of Governments. The Project site was planned for open space/recreation use at the time the 2016 Air Quality Management Plan adopted and the Project as proposed is still an open space/recreation use. Therefore, the Project will not exceed the growth forecast estimates used in the 2016 Air Quality Management Plan.

For the reasons stated above, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the *2016 Air Quality Management Plan*. In addition, the Project would not exceed the growth assumptions in the *2016 Air Quality Management Plan*. As such, the Project would be consistent with the *2016 Air Quality Management Plan* and impacts would be less than significant and no mitigation measures are required.

3.3(b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

- PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "*Fugitive Dust*." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.
- PPP 3.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "*PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations*" Adherence to Rule 1186 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

As shown in Table 3 above, the South Coast Air Basin, in which the Project site is located, is considered to be in "non-attainment" status for several criteria pollutants.

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. Any project in the South Coast Air Basin with daily emissions

that exceed any of the indicated regional or localized significance thresholds would be considered to contribute to a projected air quality violation. The Project's regional and localized air quality impacts are discussed below.

Regional Impact Analysis

The following provides an analysis based on the applicable regional significance thresholds established by the South Coast Air Quality Management District in order to meet national and state air quality standards which are shown in Table 4.

Table 4. South Coast Air Quality Management District Air Quality Significance Thresholds

Pollutant	Regional Emissions (Construction) (pounds/day)	Regional Emissions (Operational) (pounds/day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550
Lead	3	3
<i>Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2019)</i>		

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

Construction Related Impacts

It was assumed that the construction activities for the Project will be completed within 7.5 months and that heavy construction equipment would be operating at the Project site for eight hours per day, five days per week during construction. It is mandatory for all construction activities to comply with several South Coast Air Quality Management District Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the commercial facility portion of the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling.

Implementation of South Coast Air Quality Management District Rule 1113 governing the content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling. Implementation of South Coast Air Quality Management District Rule 1186 to reduce the amount of particulate matter entrained in the ambient air as a result of vehicular travel on paved and unpaved public roads was also accounted for in the construction emissions modeling. These South Coast Air Quality Management District Rule Rules are included as PPP 3.3-1 through PPP 3.3-3.

Short-term criteria pollutant emissions will occur during site grading, building construction, paving, and architectural coating activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). The estimated maximum daily construction emissions are summarized in Table 5. Emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD and therefore no mitigation is required.

Table 5. Maximum Daily Construction Emissions (lbs/day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SO ₂	PM ₁₀	PM _{2.5}
	45.76	7.13	47.68	0.11	6.15	3.03
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A)</i>						

Long-Term Regional Operation Related Impacts

Long-term criteria air pollutant emissions will result from the operation of the Project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the commercial facility portion of the Project site. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the Project. Energy demand emissions result from use of electricity and natural gas.

The results of the CalEEMod model for operation of the Project are summarized in Table 6. Based on the results of the model, operational emissions associated with operation the Project will not exceed the thresholds established by SCAQMD.

Table 6. Maximum Operational Daily Emissions (lbs/day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NO _x	VOC	CO	SO ₂	PM ₁₀	PM _{2.5}
	4.11	0.69	6.47	0.02	1.75	0.48
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A)</i>						

Based on the analysis above, regional air quality impacts for construction and operation of the Project would be less than significant and no mitigation measures are required.

Localized Impact Analysis

As part of the South Coast Air Quality Management District's environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or state air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

Localized Significance Thresholds are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology* for Project. This methodology provides screening tables for one through five acre project construction scenarios, depending on the amount of site disturbance during a day. Maximum daily oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}) emissions will occur during building construction, grading, and paving of parking lots and drive aisles.

On-site operational activities can result in localized increases in criteria pollutant levels that can cause air quality standards to be exceed even if standards are not exceeded on a regional level. On-site area and energy sources were evaluated.

As shown in Table 7, construction emissions resulting from the Project will not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

Table 7.
Localized Significance Threshold Construction Emissions (lbs/day)

Phase	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Site Preparation	45.57	22.06	9.44	6.07
Grading	28.69	17.25	4.75	2.66
Combined Building Construction, Paving, and Architectural Coatings	39.94	33.33	1.98	1.85
Local Threshold	270	1,577	13	8
Exceeds Threshold?	NO	NO	NO	NO
<i>Source: Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A)</i>				

As shown in Table 8, construction emissions resulting from the Project will not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

Table 8.
Localized Significance Threshold Operational Emissions (lbs/day)

Phase	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.00	0.00	0.00	0.00
Energy Usage	0.00	0.00	0.00	0.00
Onsite Vehicle Emissions	0.10	0.16	0.04	0.01
Total Emissions	0.10	0.16	0.04	0.01
Local Threshold	270	1,577	4	2
Exceeds Threshold?	NO	NO	NO	NO
<i>Source: Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A)</i>				

CO Hot Spots

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

Based on the analysis above, impacts would be less than significant and no mitigation measures are required.

3.3(c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

(Refer to PPP 3.3.1 through PPP 3.3-2 under Issue 3.3(b) above).

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

According to the SCAQMD, individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the South Coast Air Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

As discussed in Issue 3.3(b) above, the Project would not exceed the regional or localized significance thresholds for construction activities. As such, the Project will not result in a cumulatively considerable net increase of any criteria pollutant.

Based on the analysis above, impacts would be less than significant.

3.3(d) Expose sensitive receptors to substantial pollutant concentrations?

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

(Refer to PPP 3.3.1 through PPP 3.3-2 under Issue 3.3(b) above).

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest sensitive are the residences located adjacent to the northeast and northwest property lines.

As shown on Tables 14 and 15 above under the discussion of Issue 3.3 (b), the Project will not exceed any of the South Coast Air Quality Management District's Localized Significance Thresholds during near-term construction or long-term operation. In addition, the Project would not create a CO Hot Spot. Accordingly, Project-related localized emissions would not expose sensitive receptors to substantial pollutant concentrations during construction or long-term operation and impacts would be less than significant.

3.3 (e) Create objectionable odors affecting a substantial number of people?

Determination: Less Than Significant Impact.

Source: CEQA Air Quality Handbook, Project Application Materials.

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to objectionable odors. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project proposes a retail center and a drive-thru carwash.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with

the City's solid waste regulations. The proposed Project would also be required to comply with PPP 3.3-3 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

3.4 BIOLOGICAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				■
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		■		
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?				■
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 wildlife nursery sites?		■		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
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?			■	

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

Determination: *Less Than Significant Impact With Mitigation Incorporated.*

Sources: *Biological Resources and MSHCP Consistency Analysis (Appendix B), Determination of Biologically Equivalent or Superior Preservation Report (Appendix C).*

Plans, Policies, or Programs (PPP)

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

PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Existing Conditions

Horseshoe Lake Park is an approximate 13-acre site which is primarily graded, and contains walking trails and equestrian arena, and is operated by the Jurupa Area Recreation and Park District (District). The District seeks to construct various upgrades to the park (Exhibit 2), however, the final design is not yet complete.

The Project site is currently vacant and has been subject to historic human disturbances, evidenced by signs of tire tracks, walking trails, livestock enclosures and disking. The entire Project site with the exception of approximately 0.75 acre in the northwest corner of the site

The site is generally bare, consisting of an approximately 0.5-mile decomposed granite walking trail that meanders within the site, forming a shape of the horseshoe. The trail forms the outline of a horseshoe shaped topographical depression that is approximately 5.25 acres that gently slopes from the walking trail to approximately 10 to 15 feet below the surrounding surface. Within the south end of the horseshoe shaped depression, an approximately 0.25-acre raised flat area exists and contains an equestrian round-pen. Therefore, the total area of the topographical depression is approximately 5.5 acres.

Adjacent and south of the horseshoe-shaped depression, between the walking trail and Kennedy Street (the south boundary), is bare and at roughly the same grade as the equestrian round pen. Within the northern portion of the property, and between the two "prongs" of the horseshoe-shaped depression, the ground is higher than the depression, and a graded walking trail exists from the northern portion of the property, through the depression area, to the equestrian area.

Sensitive Species

No State- and/or federally-listed threatened or endangered species, or other sensitive species were observed on site during the field survey. Additionally, based on the level of human activity and poor condition of the habitat

and vegetation, there is no probability for any threatened, endangered or species of special concern, or its related habitat or critical habitat to be found within the study area.

The adjacent areas are developed, and there is no probability for sensitive species or habitats to exist within the buffer area of the Project site. In addition the site is not suitable for burrowing owl due to the lack of potential surrogate burrows, and the surrounding area being residential with dogs and cats.

Based on the analysis above, there are impacts related to candidate, sensitive, or special status species.

3.4(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 Wildlife or U.S. Fish and Wildlife Service?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Sources: Biological Resources and MSHCP Consistency Analysis (Appendix B), Determination of Biologically Equivalent or Superior Preservation Report (Appendix C).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Evidence of riverine/riparian and wetland habitat was found in various areas throughout the 5.5-acre horseshoe-shaped topographical depression. Additionally, historic photos and topographic maps indicate that the topographical depression has been a lake. Therefore, approximately 5.5 acres of the topographic depression is considered potential Riparian/Riverine habitat. The proposed Project design will avoid impacts to the horseshoe shaped depression (riparian/riverine habitat), with the exception of a 100 linear foot bridge on the northwest “prong” of the horseshoe-shaped lake, totaling 0.035 acre. In order to keep the trail system within the Project footprint, minimal impacts to riparian/riverine feature will occur from installation of the bridge.

The following mitigation measure is required:

Mitigation Measure (MM)

MM-BIO-1- Riverine/Riparian Habitat. *To offset impacts to 0.035 acre of riparian/riverine habitat, the Project proponent shall submit a Habitat Mitigation and Monitoring Plan to the City Planning Department prior to the issuance of a grading permit that provides for the following:*

a) Habitat “enhancement” activities shall include the removal of all non-native plant species from the entire mitigation site and non-riparian/wetland plant species (establishment only) from within the streambed, the removal of trash and debris; the installation of temporary irrigation; and the installation of appropriate container stock and seed mixes. Native plant materials (including seeds) that are proposed for removal during project activities will be used for restoration purposes, as will

native riparian vegetation that is not proposed for removal but is already located within the mitigation site.

b) All plant species installed within the mitigation site shall include only local California native container plants and cuttings and shall be typical of the existing native plant species present in the existing riparian/riverine areas within and adjacent to the project site. The bottom of Horseshoe Lake shall be revegetated with native riparian vegetation, and the streambanks are proposed to be revegetated/enhanced with native Riversidean Sage Scrub plant species. Plant material should be installed between October 1 and April 30 to maximize the benefits of the winter rainy season. The planted area (5.465 mitigation site) shall have a conservation easement placed over it and would be maintained by a third party approved by the regulatory agencies that would provide for the long-term management and maintenance in perpetuity.

c) The mitigation site shall be off-limits to the public and residents as identified by signage.

d) The following minimization measures shall be incorporated into the Project design to ensure that all indirect project-related impacts to riparian/riverine habitat, including impacts from fugitive dust, toxics, invasive plant species, and grading/land development, are avoided or minimized to the greatest extent feasible. These measures shall be included as notes on the grading plan verbatim.

"Fugitive Dust

During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:

- Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.*
- Pave, periodically water, or apply chemical stabilizer to construction access/egress points.*
- Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times.*
- Operate all vehicles on graded areas at speeds less than 15 miles per hour.*
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.*

Runoff - Toxics

- Prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within and adjacent to CDFW jurisdictional areas.*

- *All fiber rolls, straw waddles, and/or hay bales utilized within and adjacent to the Project site shall be free of non-native plant materials.*
- *Comply with all litter and pollution laws. All contractors, subcontractors, and employees shall also obey these laws.*
- *Do not allow water containing mud, silt, or other pollutants from grading, aggregate washing, or other activities to enter a lake, streambed, or flowing stream or be placed in locations that may be subjected to high storm flows.*
- *Spoil sites shall not be located within a lake, streambed, or flowing stream or locations that may be subjected to high storm flows, where spoil shall be washed back into a lake, streambed, or flowing stream where it will impact streambed habitat and aquatic or riparian vegetation.*
- *Raw cement/concrete or washings thereof, asphalt, paint, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to fish and wildlife resources resulting from project related activities shall be prevented from contaminating the soil and/or entering the waters of the State.*
- *No equipment maintenance shall be done within or near any lake, streambed, or flowing stream where petroleum products or other pollutants from the equipment may enter these areas under any flow.*
- *No broken concrete, cement, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or washings thereof, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the State. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be deposited within 150 feet of the edge of any lake, streambed, or flowing stream.*

Accidental Encroachments During Construction

The following measures shall also be incorporated into the construction documents and specifications, and implemented by the contractor, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits:

- *Construction worker training shall be provided by a qualified biologist at the first preconstruction meeting;*
- *Exclusionary fencing and signs shall be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;*
- *No equipment shall be operated in areas of flowing water;*
- *Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and*

- *A qualified biologist shall be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat that will be impacted within Horseshoe Lake, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits.*

Post-Construction Human Disturbances

The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of conserved areas. Special edge treatments shall include native landscaping on manufactured slopes within the conserved areas and fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances."

With implementation of Mitigation Measure BIO-1, the restoration/enhancement and long-term management of 5.465-acre of riparian/riverine habitat within the horseshoe shaped depression. This area currently contains limited riparian habitat, but would be enhanced to include riparian plant species that could be supported in this area throughout its limits. The restoration/enhancement of 5.465 acre of riparian/riverine habitat will provide biologically superior habitat to the riparian/riverine habitat within Horseshoe Lake that will be impacted. These activities will increase biological diversity and the ecological functions and values of the riparian/riverine habitats on the project site.

3.4(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?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Sources: Biological Resources and MSHCP Consistency Analysis (Appendix B), Determination of Biologically Equivalent or Superior Preservation Report (Appendix C).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

Federal Wetlands

The USACE has authority to permit the discharge of dredged or fill material in WoUS under Section 404 CWA. All three required parameters to define wetlands (*hydrophitic vegetation, hydric soils and wetland hydrology*) are present within Horseshoe Lake. Horseshoe Lake contains approximately 2.63 acres of USACE jurisdictional wetland WoUS, some of which could potentially be impacted by

the Project. The acreage of impacts are unknown at this time as the design features of the final project will determine the actual temporary and permanent impacts.

The Project area is also within the jurisdiction of the Santa Ana RWQCB. Under Section 401 of the CWA, the RWQCB must certify that the discharge of dredged or fill material into WUS does not violate state water quality standards. The RWQCB also regulates impacts to WSC under the Porter Cologne Water Quality Control Act through issuance of a Construction General Permit, State General Waste Discharge Order, or Waste Discharge Requirements, depending upon the level of impact and the waterway.

State Wetlands

The approximately 5.5-acre Horseshoe Lake, including the freshwater emergent habitat, mulefat thicket habitat and willow thicket habitat that is primarily concentrated around the storm drain outlet at the northernmost end of the site, is entirely subject to regulation by the CDFW under Section 1602 of the Fish and Game Code. Therefore, any Project related impacts to Horseshoe Lake would likely require a Fish and Game Code Section 1602 Streambed Alteration Agreement, which is required for all activities that alter streams and lakes and their associated riparian habitat.

The precise acreage of impacts are unknown at this time as the design features of the final Project will determine the actual temporary and permanent impacts will ultimately be determined by the regulatory agencies through the permitting process. Therefore, the following “performance” based mitigation is required:

Mitigation Measure (MM)

MM BIO-2. Coordination With Regulatory Agencies. Prior to the issuance of grading permit, the applicant shall contact the United State Army Corps of Engineers (USACE) and the California Department of Fish and Wildlife (CDFW) to positively determine whether or not either agency wishes to exert jurisdiction of the onsite drainage features. If either agency decides to exert jurisdiction, Mitigation Measures BIO-4 and BIO-5 shall be implemented.

BIO3-. Federal Permits. If federal jurisdictional authority is exercised under Mitigation Measure BIO-2, the following shall be implemented: Prior to issuance of a grading permit, the developer shall obtain a Clean Water Act Section 404 Nation-Wide Permit from the U.S. Army Corps of Engineers (USACE) and a Clean Water Act Section 401 Certification from the Santa Ana Regional Water Quality Control Board (RWQCB). The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: (a) Replacement and/or restoration for the loss of 2.63 acres of wetlands (or an acreage amount determined through the permitting process) at a maximum ratio of 3:1 for permanent impacts shall be required unless the regulatory agencies require less. These permits will address impacts to identified jurisdictional resources on the Project site and appropriate offsite mitigation such as the Santa Ana Watershed Project Area (SAWPA), Prado Basin, or an appropriate nearby downstream established mitigation bank area: (b) The applicant shall restore any onsite or offsite temporary impact areas to pre-project conditions and revegetate where applicable: and (c) Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency approved off-site mitigation bank or within an agency-accepted off-site permittee responsible mitigation area such as the Santa Ana Watershed Project Area (SAWPA), Prado Basin, or an appropriate nearby downstream established mitigation bank area. No USACE mitigation will be required and this mitigation measure may be waived for the

proposed Project, if the applicant provides written evidence to the City of Jurupa Valley Planning Department that the USACE makes a non-jurisdictional determination.

BIO-4. State Permits. *If state jurisdictional authority is exercised under Mitigation Measure BIO-3, the following shall be implemented: Prior to the issuance of a grading permit, the Project applicant shall obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (CDFW). The following shall be incorporated into the permitting, subject to approval by the CDFW: (a) Replacement and/or restoration of jurisdictional "waters of the State" within the Santa Ana River watershed for a maximum of 5.5 acres (or an acreage amount determined through the permitting process) at a maximum ratio 3:1 for permanent impacts shall be required unless the CDFW requires less; (b) The applicant shall restore any onsite or offsite temporary impact areas to pre-project conditions and revegetate where applicable; and (c) Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency approved off-site mitigation bank or within an agency-accepted off-site permittee responsible mitigation area such as the Santa Ana Watershed Project Area (SAWPA), Prado Basin, or an appropriate nearby downstream established mitigation bank area. No CDFW mitigation will be required and this mitigation measure may be waived for the proposed Project, if the applicant provides written evidence to the City of Jurupa Valley Planning Department that the If the CDFW does not respond to the streambed alteration notification, then the proposed Project can proceed 60 days after the CDFW states the application is complete or after receiving a CDFW Operation of Law letter.*

With implementation of Mitigation Measures BIO-2 through BIO-4, impacts are less than significant.

3.4(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 wildlife nursery sites?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Resources and MSHCP Consistency Analysis (Appendix B).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project related to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project related to this issue.

Impact Analysis

The proposed Project has the potential to impact active bird nests if vegetation is removed or ground disturbing activities are initiated during the nesting season (February 1 to August 31). The disturbed habitat on site, both vegetated and unvegetated, has the potential to support ground nesting avian species such as killdeer (*Charadrius vociferus*) and California horned lark (*Eremophila alpestris actia*). Impacts on nesting birds are prohibited by the Migratory Bird Treaty Act and California Fish and Game Code. The following Mitigation Measure is required.

Mitigation Measure (MM)

MM-BIO-5- Nesting Bird Survey. Prior to the issuance of a grading permit, the City of Jurupa Valley Planning Department shall ensure vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

- a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.
- b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all active nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones as determined by a qualified biologist, shall be subject to review and approval by the Planning Department. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

With implementation of Mitigation Measure BIO-6, impacts are less than significant.

3.4(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Determination: No Impact.

Source: Field Inspection.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

No protected species of trees as defined by the General Plan are located on the Project site. As such, there are no impacts and no mitigation measures are required.

3.4(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?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Biological Resources and MSHCP Consistency Analysis (Appendix B).

The following applies to the Project and would reduce impacts relating to conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. This measure would be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) as required by Municipal Code Chapter 3.80.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP, a regional Habitat Conservation Plan was adopted on June 17, 2003. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

The project is consistent with the MSHCP policies found Section 6 as follows:

- 1) The site is **not** mapped within any MSHCP Criteria Cell or subunit.
- 2) The site is **not** located in an area where additional surveys are required for any Amphibian, Mammal or other Criteria Area Species.
- 3) The project **may have unavoidable** impacts to Riparian/Riverine areas, however, Mitigation Measure BIO-1 is required.
- 4) The Project will **not** impact Vernal Pool areas because the no vernal pools occur on site, and the proposed project will not affect vernal pools. No further analysis is recommended or required.
- 5) The site is **not** within or adjacent to any MSHCP Conservation Areas and therefore does not require mitigation measures pursuant Section 6.1.4 (pertaining to Urban/ Wildlands Interface) of the MSHCP, which presents guidelines to minimize indirect effects of projects in proximity to the MSHCP Conservation Areas.
- 6) The site is **not** located within a BUOW survey area, as required by the MSHCP. However, general BUOW surveys were conducted during general site assessment and the result of survey was that no BUOW or sign was detected on site and this species is currently considered **absent** from the project area.
- 7) The site is **not** located within a Narrow Endemic Plant Species survey area.

With implementation of Mitigation Measure BIO-1 and PPP 3.4-1, impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan are less than significant.

3.5 CULTURAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		■		
c. Disturb any human remains, including those interred outside of formal cemeteries?			■	

3.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

Determination: No Impact.

Source: Historical/Archaeological Resources Survey (Appendix D).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

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

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

- 1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.*
- 2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.*
- 3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.*

Between August and October 2018, CRM TECH performed a cultural resources study on the approximately 13.7 acres of the Horseshoe Lake Park which is currently occupied by existing facilities of including a walkway, a horse ring, and a desiccated small lake.

No potential “historical resources” were previously recorded within or adjacent to the project area, and none was found during the field survey. The only feature in the Project area that is more than 50 years of age, the desiccated Horseshoe Lake, is a natural feature that was later used to some extent as a reservoir. Today, the former lake is represented by a slight depression in the ground with no associated built-environment features. As such, it is not considered a potential “historical resource,” and requires no further consideration. Based on these findings, and in light of the criteria listed above, the present report concludes that *no “historical resources” exist within or adjacent to the project area*. As such, there are no impacts.

3.5(b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Historical/Archaeological Resources Survey (Appendix D).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

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

As a result of the cultural resource records search and field survey, no archaeological resources were identified within the Project site. However, in the event that potentially significant archaeological materials are encountered during Project-related ground-disturbing activities, the following mitigation measures are required:

Mitigation Measures (MMs)

MM- CR-1: Archaeological Monitoring. *A qualified archaeologist (the “Project Archaeologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.*

MM- CR-2: Archeological Treatment Plan. *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.*

With implementation of Mitigation Measures CR-1 and CR-2, impacts are less than significant

3.5(c) *Disturb any human remains, including those interred outside of formal cemeteries?*

Determination: Less Than Significant Impact.

Source: California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq.

Plans, Policies, or Programs (PPP)

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

PPP 3.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. As noted in the response to Issue 3.5 (a) above, the Project site has been heavily disturbed and the potential for uncovering human remains at the Project site is considered low. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health

and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Based on the analysis above, with implementation of PPP 3.5-1, impacts would be less than significant and no mitigation measures are required.

3.6 ENERGY

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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?			■	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			■	

3.6(a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Determination: Less Than Significant Impact.

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

Impact Analysis

Construction Energy

The proposed Project would consume energy resources during construction in three (3) general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, as well as delivery and haul truck trips (e.g. hauling of demolition material to off-site reuse and disposal facilities);
2. Electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction-Related Electricity

During construction the proposed Project would consume electricity to construct the new building and infrastructure. Electricity would be supplied to the Project site by Southern California Edison and would be obtained from the existing electrical lines in the vicinity of the Project site. The use of electricity from existing power lines rather than temporary diesel or gasoline powered generators would minimize impacts on energy use. Electricity consumed during Project construction would vary throughout the construction period based on the construction activities being performed.

Various construction activities include electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power.

Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities associated with the proposed Project would require limited electricity consumption that would not be expected to have an adverse impact on available electricity supplies and infrastructure. Therefore, the use of electricity during project construction would not be wasteful, inefficient, or unnecessary.

Since the Project site is located in an area that was designed to include development on the Project site, it is anticipated that only nominal improvements would be required to SCE's lines and equipment with development of the proposed Project. Where feasible, the new service installations and connections would be scheduled and implemented in a manner that would not result in electrical service interruptions to other properties. Compliance with SCE's guidelines and requirements would ensure that the proposed Project fulfills its responsibilities relative to infrastructure installation, coordinates any electrical infrastructure removals or relocations, and limits any impacts associated with grading, construction, and development. Construction of the Project's electrical infrastructure is not anticipated to adversely affect the electrical infrastructure serving the surrounding uses or utility system capacity. Impacts are less than significant.

Construction-Related Natural Gas

Construction of the proposed Project typically would not involve the consumption of natural gas. Natural gas would not be supplied to support construction activities, thus there would be no demand generated by construction.

Construction-Related Transportation Energy

Petroleum-based fuel usage represents the highest amount of transportation energy potentially consumed during construction, which would be utilized by both off-road equipment operating on the Project site and on-road automobiles transporting workers to and from the Project site and on-road trucks transporting equipment and supplies to the Project site.

The off-road construction equipment fuel usage was calculated through use of the default off-road equipment assumptions from the CalEEMod model run that was prepared for the Project and the fuel usage calculations provided in the *2017 Off-road Diesel Emission Factors* spreadsheet, prepared by CARB (CARB 2019 <https://ww3.arb.ca.gov/msei/ordiesel.htm>). Table 9 shows the off-road equipment utilized during construction of the proposed Project would consume 37,226 gallons of fuel.

Table 9. Off-Road Construction Equipment Modeled in CalEEMod and Fuel Used

Equipment Type	Equipment Quantity	Horse-Power	Load Factor	Operating Hours per Day	Total Operational Hours (1)	Fuel Used (gallons)
Site Preparation						
Rubber Tired Dozers	3	247	0.40	8	240	408
Tractors/Loaders/Backhoes	4	97	0.37	8	320	165
Grading						
Excavators	2	158	0.38	8	160	496
Graders	1	187	0.41	8	160	633
Rubber Tired Dozers	1	247	0.40	8	160	816
Tractors/Loaders/Backhoes	2	97	0.37	8	320	330
Building Construction						
Cranes	1	231	0.29	7	1,610	5,568
Forklifts	3	89	0.20	8	5,520	5,639
Generator Sets	1	84	0.74	8	1,840	6,564
Tractors/Loaders/Backhoes	3	97	0.37	7	4,830	9,949
Welders	1	46	0.45	8	1,840	2,186
Paving						
Pavers	2	130	0.42	8	320	902
Paving Equipment	2	132	0.36	8	320	785
Rollers	2	80	0.38	8	320	558
Architectural Coatings						
Air Compressor	1	78	0.48	6	320	558
Total Off-Road Fuel Used During Construction						37,393
Notes: (1) Based on: 10 days for Site Preparation;;20 days for Grading; 230 days for Building Construction; 20days for Paving; 20 days for Paving.						
Source: CalEEMod Version 2016-3.2; CARB 2018.						

Table 10 shows the on-road construction vehicle trips modeled in CalEEMod and the fuel usage calculations, which shows that the on-road construction-related vehicle trips would consume 54,033 gallons of fuel.

Table 10. On-Road Construction Vehicle Trips Modeled in CalEEMod and Fuel Used

Vehicle Trip Types	Daily Trips	Trip Length (miles)	Total Miles Per day	Total Miles Per Phase (1)	Fleet Average Miles Per Gallon (2)	Fuel Used (gallons)
Site Preparation						
Worker Trips	18	14.7	265	5,557	23.9	232
Vendor Trips	6	6.9	41	869	7.6	114
Grading						
Worker Trips	15	14.7	221	14,553	23.9	608
Vendor Trips	6	6.9	41	2,732	7.6	358
Building Construction						
Worker Trips	247	14.7	3,631	312,257	23.9	13,052
Vendor Trips	96	6.9	662	56,966	7.6	7,457
Paving						
Worker Trips	15	14.7	221	18,963	23.9	793
Architectural Coating						
Worker Trips	49	14.7	720	15,847	23.9	662
Total Fuel used from On-Road Construction Vehicles (gallons)						23,276
Notes: (1) Based on: 10 days for Site Preparation;;20 days for Grading; 230 days for Building Construction; 20days for Paving; 20 days for Paving.. (2) From EMFAC 2017 model. Worker trips based on entire fleet of gasoline vehicles and Vendor Trips based on only truck fleet of diesel vehicles.						
Source: CalEEMod Version 2016-3.2; CARB 2018.						

As shown in Table 9 and Table 10, construction of the proposed Project would result in the consumption of 60,669 gallons of fuel. Construction activities associated with the proposed Project would be required to adhere to all State and SCAQMD regulations for off-road equipment and on-road trucks, which provide minimum fuel efficiency standards. As such, construction activities for the proposed Project would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Impacts regarding transportation energy are less than significant.

Operational Energy

The on-going operation of the 13.5-acre public park would require the use of energy resources for multiple purposes including, but not limited to, lighting, appliances, and electronics. Energy would also be consumed during operations related to water usage, solid waste disposal, landscape equipment and vehicle trips.

Operations-Related Electricity

Operation of the proposed Project would result in consumption of electricity at the Project site. According to the CalEEMod model run prepared for the Project, operation of the proposed Project would utilize 195,759 kilowatt-hours per year of electricity. This net increase is well within SCE's systemwide net increase in electricity supplies of approximately 15,273 GWh annually over the 2012-2024 period (California Energy Commission, 2019, Electricity Consumption by County, 2018).

Therefore, there are sufficient planned electricity supplies in the region for the estimated net increase in electricity demands, and buildout under the proposed Project would not require expanded electricity supplies.

It should be noted that, the proposed Project would comply with all Federal, State, and City requirements related to the consumption of electricity, that includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards*. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed buildings, including enhanced insulation, use of energy efficient lighting and appliances as well as requiring a variety of other energy-efficiency measures to be incorporated into all of the proposed structures. Therefore, it is anticipated the proposed Project will be designed and built to minimize electricity use and that existing and planned electricity capacity and electricity supplies would be sufficient to support the proposed project's electricity demand.

Thus, impacts with regard to electrical supply and infrastructure capacity would be less than significant and no mitigation measures would be required.

Operations-Related Natural Gas

Operation of the proposed Project may result in increased consumption of natural gas at the Project site. According to the CalEEMod model run provided in Appendix A, operation of the proposed Project would not utilize any natural gas and if there are any natural gas appliances installed on the Project site the natural gas usage is anticipated to be nominal.

It should be noted that, the proposed Project would comply with all Federal, State, and City requirements related to the consumption of natural gas, that includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards*. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and HVAC units. Therefore, it is anticipated the proposed Project will be designed and built to minimize natural gas use and that existing and planned natural gas capacity and natural gas supplies would be sufficient to support the proposed Project's natural gas demand. Thus, impacts with regard to natural gas supply and infrastructure capacity would be less than significant and no mitigation measures would be required.

Conclusions

In conclusion, the proposed Project would comply with regulatory compliance measures outlined by the State and City related to Air Quality, Greenhouse Gas Emissions (GHG), Transportation/Circulation, and Water Supply. Additionally, the proposed Project would be constructed in accordance with all applicable City Building and Fire Codes. Therefore, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.

3.6(b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Determination: Less Than Significant Impact.

Source: California Energy Commission

Impact Analysis

The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency.

The Project is required to comply with the California Title 24 Building Energy Efficiency Standards. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency

3.7 GEOLOGY AND SOILS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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:				
1) 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.			■	
2) Strong seismic ground shaking?			■	
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?				■
b. Result in substantial soil erosion or the loss of topsoil?			■	
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-site or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			■	
d. Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			■	
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?				■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		■

3.7 (a) (1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

Determination: Less Than Significant Impact.

Source: Geotechnical Engineering Report (Appendix F).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture.

3.7 (a) (2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Determination: Less Than Significant Impact.

Source: Geotechnical Engineering Report (Appendix E).

Plans, Policies, or Programs (PPP)

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

- PPP 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the *California Building Code* (CBC). The City's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the City's review process, would reduce impacts related to strong seismic ground shaking.

Based on the analysis above, with implementation of PPP 3.7-1, impacts would be less than significant and no mitigation measures are required.

3.7 (a) (3) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?*

Determination: Less Than Significant Impact.

Source: Geotechnical Engineering Report (Appendix E).

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. The Geotechnical Investigation Report (Appendix F), indicated the groundwater level is less than 50 feet below the ground surface (bgs). Since the groundwater table is less than 50 feet bgs, the potential for liquefaction is "High."

In any case, detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* are required prior to approval of construction on the Project site, as required by PPP 3.7-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, will reduce the moderate to low potential for liquefaction to a less than significant level.

3.7 (a) (4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

Determination: No Impact.

Source: Field Investigation.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat. Therefore, potential hazards from landslides are considered very low. As such, there are no impacts.

3.7(b) Result in substantial soil erosion or the loss of topsoil?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP's 3.91-1 through PPP 3.9-4 in Section 3.9, Hydrology and Water Quality shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Construction

Construction of the Project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for development of the Project will expose and loosen topsoil, which could be eroded by wind or water.

The City's Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, implements the requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permit, which establishes minimum stormwater management requirements and controls that are required to be implemented for construction of the proposed Project. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the City, (as required by PPP 3.9-2). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation loss of topsoil during construction, identify erosion control Best Management Practices (BMPs) to reduce or eliminate the erosion and loss of topsoil, such as use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding.

With compliance with the City Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, Regional Water Quality Control Board requirements, and the best management practices (BMPs) in the SWPPP, construction impacts related to erosion and loss of topsoil would be less than significant.

Operation

The Project includes installation of paving and landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. In addition, as described in Section 3.9, *Hydrology and Water Quality*, the hydrologic features of the Project have been designed to slow, filter, and retain stormwater on the development site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to Municipal Code Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*, development of the Project requires the preparation of a Water Quality Management Plan (WQMP), which would ensure that appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur during operation of the Project.

Based on the analysis above, with implementation of PPP 3.9-2, impacts are less than significant.

3.7(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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?*

Determination: Less Than Significant Impact.

Source: Geotechnical Engineering Report (Appendix F).

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Landslide

As noted in the response to Issue 3.7 (a) (4) above, the Project site is relatively flat and does not contain slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted in the response to Issue 3.7 (a) (4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore the Project site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating the soil the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

According to the Riverside County Map My County website, the Project site is considered “susceptible” to subsidence. With implementation of PPP 3.7-1, impacts are less than significant.

Liquefaction

As noted in the response to Issue 3.7 (a) (3) above, the potential for exposure to liquefaction is considered “High.” With implementation of PPP 3.7-1, impacts are less than significant.

Collapse

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue 3.7 (a) (3) above, because the depth of groundwater is less than 50 bgs, collapse may occur. With implementation of PPP 3.7-1, impacts are less than significant.

3.7 (d) *Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?*

Determination: Less than Significant Impact.

Source: *Geotechnical Engineering Report (Appendix E)*.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements.

Based on laboratory testing, the expansion potential of the on-site soils is generally "very low" as defined by ASTM D 4829 and the 2016 California Building Code.

In any event, design-level geotechnical plans pursuant to the *California Building Code* are required prior to approval of construction, as required by PPP 3.7-1. Compliance with the *California Building Code* is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City, as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant

3.6(e) ***Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

Determination: No Impact.

Source: *Project Application Materials*.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project does not propose restrooms and the use of septic tanks or alternative waste water disposal systems is not required.

3.7(f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Paleontological Resources Assessment (Appendix E).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs, or Standard Conditions applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Paleontological Resources

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

Based on the Map My County website maintained by the County of Riverside accessed on July 5, 2019, the Project site is classified as having a High B sensitivity for paleontological resources. "HIGH SENSITIVITY (HIGH B): SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES."

In addition, the Paleontological Resources Assessment (Appendix E). indicates that the sensitivity of the Project area for paleontological resources ranges from low to high depending on the depth of excavation and the types of soils encountered. Excavations to the depth of three feet in the recent alluvial deposits have a low potential to disturb significant, nonrenewable paleontological resources, but those reaching deeper than three feet in undisturbed sediments may have a high potential to encounter such resources.

As such, development of the Project has the potential to impact paleontological resources. The following mitigation measure is required.

Mitigation Measure (MM)

MM-GEO-1: Paleontological Monitoring. *A qualified paleontologist (the “Project Paleontologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

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

Based on the analysis above, with implementation of Mitigation Measure GEO-1 and GEO-2, impacts are less than significant.

Unique Geologic Feature

Unique geologic features are those that are unique to the field of Geology. Unique geologic features are not common in Jurupa Valley. The geologic processes that formed the landforms in Jurupa Valley are generally the same as those in other parts of the state. What makes a geologic unit or feature unique can vary considerably. A geologic feature is unique if it:

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a “type locality” (the locality where a particular rock type, stratigraphic unit or mineral species is first identified) of a geologic feature;
- Is a geologic formation that is exclusive locally or regionally;
- Contains a mineral that is not known to occur elsewhere in the City; or
- Is used repeatedly as a teaching tool.

Based on the Geotechnical Engineering Report prepared for the Project (Appendix E), the field exploration indicates that site soils generally consist of interbedded silty sand, sandy silt, clayey gravel, and clayey sand (Unified Soils Classification System symbols of SM, ML, GC, and SC) to the maximum depth of exploration of 46½ feet below the ground surface. In general, the site is covered

with shallow fill overlying naturally deposited soils. Fills and disturbed soils are typically within past use areas with surficial disturbance and were generally on the order of 4 feet thick. Native soils consist of older alluvial (water transported) deposits (Qc). Fill soils appear comprised of the native soils. In general, the observed sandy soils were medium dense to very dense to the depth explored. Fine grained soils were hard to the depth explored. Site soil moisture observations varied between dry to very moist with lab moistures ranging between 3 and 21 percent. These features are not considered “unique.”

The site is generally bare, consisting of an approximately 0.5-mile decomposed granite walking trail that meanders within the site, forming a shape of the horseshoe. The trail forms the outline of a horseshoe shaped topographical depression that is approximately 5.25 acres that gently slopes from the walking trail to approximately 10 to 15 feet below the surrounding surface. Within the south end of the horseshoe shaped depression, an approximately 0.25-acre raised flat area exists and contains an equestrian round-pen. The total area of the topographical depression is approximately 5.5 acres. This area (i.e. Horseshoe Lake) could be considered to be a “unique” geologic feature. However, the Project only proposes to construct improvements at an existing 14-acre Park that include the following:

- Covered play area
- Picnic shelters
- Pre-fabricated bridge
- Basketball court
- Cornhole
- Concrete walkways and DG horse trails
- Exercise stations
- New horse arena

The addition of these improvements will not significantly alter the physical characteristics of Horseshoe Lake.

Based on the analysis above, the Project will not directly or indirectly destroy a unique geologic feature. There is no impact and no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	

3.8(a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

- PPP 3.8-1 As required by Municipal Code Section 8.05.010, *California Energy Code*, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.
- PPP 3.8-2 As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements*, prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.
- PPP 3.8-3 As required by Municipal Code Section 8.05.010 (8), prior to issuance of a building permit, the Project proponent shall submit plans in compliance with the *California Green Building Standards*.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

An individual project cannot generate enough greenhouse gas emissions to influence global climate change. The Project participates in this potential impact by its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases which when taken together may have a significant impact on global climate change.

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. The City of Jurupa Valley is using the following as interim thresholds for commercial projects:

- Park facility projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO₂e per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 3,000 MTCO₂e per year require additional analysis and mitigation.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 11.

Table 11. Total Project Greenhouse Gas Emissions

Source	GHG Emissions MT/yr			
	N ₂ O	CO ₂	CH ₄	CO ₂ e
Mobile Sources	0.00	184.75	0.01	185.01
Area	0.00	0.00	0.00	0.00
Energy	0.00	44.40	0.00	44.55
Solid Waste	0.00	0.11	0.01	0.27
Water/Wastewater	0.00	35.24	0.00	35.36
Construction	0.00	18.05	0.00	18.14
TOTAL	0.00	282.55	0.02	283.33
SCAQMD Threshold				3,000
Exceed Threshold?				NO

Based on guidance from the SCAQMD, if a park project would emit GHG emissions less than 3,000 MTCO₂e per year, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation.

3.7(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Determination: Less Than Significant Impact.

Sources: First Update to the Climate Change Scoping Plan, May 22, 2014, Western Riverside County Council of Governments Subregional Climate Action Plan, September 2014.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs specific to the project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Climate Change Scoping Plan was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The *First Update to the Climate Change Scoping Plan* was approved by the Board on May 22, 2014. The *Climate Change Scoping Plan* provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the *Climate Change Scoping Plan* is not directly applicable to the Projects in many cases. The Project is not in conflict with the *Climate Change Scoping Plan* because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue 3.8 (a) above and the Project will implement such greenhouse reduction measures Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements

In addition, the City of Jurupa Valley is a participant in the *Western Riverside County Council of Governments Subregional Climate Action Plan* (WRCOG Subregional CAP). The specific goals and actions included in the WRCOG Subregional CAP that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new developments under the CALGreen Code, as required by the City Municipal Code Section 8.05.010 (8), which would require that the new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. In addition, the City's requires that all landscaping comply with water efficient landscaping requirements.

The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the development of the proposed Project. In addition, as described above, the development of proposed Project would not exceed the GHG thresholds. Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases with implementation of PPP 3.8-1 through 3.8-3.

3.9 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		■		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		■		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			■	
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?				■
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?		■		
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires,				■

3.9(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

3.9(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?

Determination: Less than Significant Impact With Mitigation Incorporated.

Sources: Phase I Environmental Site Assessment (Appendix G), Phase II Environmental Site Assessment (Appendix H), Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, Programs applicable to the Project relating to this issue.

Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Existing Conditions

The American Society for Testing and Materials defines the Recognized Environmental Condition (REC) in the E1527-13 standard in part as *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment”*.

The results of the Phase I Environmental Site Assessment (Appendix G) prepared for the Project indicated the following REC's are present on the Project site:

1. The site was observed to consist of a municipal park dominated by Horseshoe Lake, a flood control impoundment basin. Impoundment basins are designed to capture excess water runoff from the surrounding area, in this case an urban environment with significant roadways. Such runoff could contain or wash contaminations into the basins and over years could accumulate in the soils in the basins.

2. A pile of imported soil was located as the south end of the west basin and north of the equestrian ring. While the pile had not visual evidence of containing hazardous materials and had no odors, the source of the soil is unknown.

Because of the above identified REC's being present of the Project site, a Phase II Environmental Site Assessment (Appendix H) was prepared. The results of the Assessment are as follows:

1. The concentrations of metals and OCPs detected in the soils were all significantly less than the US EPA Regional Screening Level for each specific OCP and metal from the former agricultural fields.

All the detected concentrations of arsenic and lead were significantly less than the DTSC Specific Value for those metals. TPH-fs and PCBs were not detected in any of the samples analyzed.

2. The detected OCPs and metals were slightly more elevated in the surface samples from the lake bottoms than from the samples at 1 foot below the lake bottom or from the central ridge area. The concentration of OCPs and metals in surface samples were slightly more elevated in the northwest lake than in the southeast lake. Though the concentrations at the surface in the lake bottoms were all significantly less than any regulatory limit, the presence of the pesticides and metals in those lake bottom surface samples would make it unadvisable to excavate the surface soil from the lake bottoms and spread it outside the lake areas on the surface of other areas of the park, without further risk assessment considering the end use of these materials. Therefore, the following mitigation measure is required:

Mitigation Measure (MM)

MM-HAZ-1: Lake Excavation. *Prior to the issuance of a grading permit, the following note shall be included on the grading plan:*

"Excavating the surface soil from the lake bottoms and spreading it outside the lake areas on the surface of other areas of the park, without further risk assessment considering the end use of these materials is prohibited."

With implementation of Mitigation Measure HAZ-1, impacts are less than significant.

Construction Activities

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

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

Operational Activities

The operation of the proposed project is anticipated to include the minimal use of hazardous materials, including janitorial and landscaping supplies, such as commercial cleansers, paints, and lubricants. The use of these materials would be stored, handled, and disposed of in accordance with applicable federal and state regulations. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials and impacts would be less than significant.

3.9(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest school is Pedley Elementary School located approximately 0.68 miles east of the Project site. In addition, as discussed in the responses to issues 3.9 (b) and 3.9 (c) above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials as well as Mitigation Measure HAZ-1.

3.9(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?

Determination: No Impact.

Sources: DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List,) Phase I Environmental Site Assessment (Appendix F).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, no impact would occur.

3.9(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?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Riverside Municipal Airport Land Use Compatibility Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site is located within Airport Compatibility Zone D and E of the Riverside Municipal Airport. According to the *Riverside County Airport Land Use Compatibility Plan Policy Document*, Compatibility Zone D is identified as “Primary Traffic Patterns and Runway Buffer Area” and Compatibility Zone E is identified as “Other Airport Environs.”

Zone D Restrictions

In Zone D, the following criteria apply:

- Highly noise-sensitive outdoor nonresidential uses are prohibited .Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters.
- Hazards to flight. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. (e.g. Any proposed use, especially landfills and certain agricultural uses, that creates an increased attraction for large flocks of birds).
- Airspace review required for objects >70 feet tall.
- Children’s schools, hospitals, nursing homes discouraged.
- Deed notice required (for residential development).

In Zone E, the following restrictions apply:

Hazards to flight. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. (e.g. Any proposed use, especially landfills and certain agricultural uses, that creates an increased attraction for large flocks of birds).

- Airspace review required for objects >100 feet tall.
- Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks.

With respect to the Project, the only criterion that may apply to the Project is use of the lake as a drainage detention basin. In order to ensure that the drainage basin does not attract a large number of birds, the following mitigation measure is required:

Mitigation Measure (MM)

MM HAZ-2. Detention Basin Design. Prior to the issuance of a grading permit, the City shall verify that the following note is included on the grading and landscaping plans:

“Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more,) and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food to cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. “

With implementation of Mitigation Measure HAZ-2, impacts are less than significant.

Noise

According to Figure RI-3, *Noise Compatibility Contours, Riverside Municipal Airport*, the Project site is not located within an area that is impacted by significant aircraft noise. As such, there is no impact.

3.9(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Determination: No Impact.

Sources: General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Access to the Project site is available from Lakeview Avenue, Studio Place, Kennedy Street, and Kelsey Place which are improved roadways meeting City standards. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles via the aforementioned roadways.

In addition, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant.

3.9 (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?

Determination: No Impact.

Source: General Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

According to General Plan Figure 8-11: Wildfire Severity Zones in Jurupa Valley, the Project site is not located within a high wildfire hazard area. Therefore the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur.

3.10 HYDROLOGY AND WATER QUALITY

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			■	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or off-site?			■	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			■	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	
(iv) Impede or redirect flood flows?			■	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			■	

3.9(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)*, any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP 3.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)*, any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.

PPP 3.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section C*, new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:

(1) Increase permeable areas by leaving highly porous soil and low lying area undisturbed by:

(a) Incorporating landscaping, green roofs and open space into the project design;

(b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and

(c) Incorporating detention ponds and infiltration pits into the project design.

(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:

(a) Installing rain-gutters oriented towards permeable areas;

(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and

c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.

(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.

(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.

PPP 3.10-4 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section E, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Construction Impacts

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

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, the Project proponent will be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, the Project will be required to comply with the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The Storm Water Pollution Prevention Plan would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are

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

Operational Impacts

Storm water pollutants commonly associated with the type of land uses that could occupy the proposed buildings include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A Water Quality Management Plan describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff.

All runoff will drain to the Horseshoe Lake depression and be retained on-site. Grass area passes through a small basin prior to overflowing into Horseshoe area.

Based on the analysis above, with implementation of PPP 3.10-1 through PPP 3.10-4, impacts would be less than significant.

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

Determination: Less Than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix F), Preliminary Hydrology Study (Appendix G).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Water supplies to the project area are provided by the Jurupa Community Services District, which obtains water supplies entirely from groundwater production. The largest source of groundwater is the Chino Groundwater Basin that supplies all of the District's potable wells. In addition, a small amount of non-potable water is supplied from the Riverside Groundwater Basin.

The Chino Basin was adjudicated by the California Superior Court in 1978 to regulate the amount of groundwater that can be pumped from the basin by creating the Chino Basin Watermaster to oversee management of water rights. The Jurupa Community Services District currently has total production water rights of 14,659 AFY from the Chino Basin. In addition, the District has rights to "carry over" supplies of water that was previously not used. Due to the existing regulations related

to groundwater pumping that are implemented by the Chino Basin Watermaster, the Jurupa Community Services District would not pump substantial ground water amounts that could result in a substantial depletion of groundwater supplies.

The Project site would be served with potable water by the Jurupa Community Services District. Domestic water supplies from this service provider are reliant on groundwater from the Chino Groundwater Basin as a primary source. All municipal water entities that exceed their safe yield incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with water from the State Water Project sources. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Development of the Project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge in the areas of the Chino Groundwater Basin that are managed for that purpose, since those recharge areas do not encompass the Project site.

Water supplies to the project area are provided by the Jurupa Community Services District, which obtains water supplies entirely from groundwater production. The largest source of groundwater is the Chino Groundwater Basin that supplies all of the District's potable wells. In addition, a small amount of non-potable water is supplied from the Riverside Groundwater Basin.

The Chino Basin was adjudicated by the California Superior Court in 1978 to regulate the amount of groundwater that can be pumped from the basin by creating the Chino Basin Watermaster to oversee management of water rights. The Jurupa Community Services District currently has total production water rights of 14,659 AFY from the Chino Basin. In addition, the District has rights to "carry over" supplies of water that was previously not used. Due to the existing regulations related to groundwater pumping that are implemented by the Chino Basin Watermaster, the Jurupa Community Services District would not pump substantial ground water amounts that could result in a substantial depletion of groundwater supplies. Since no development is proposed on proposed Parcels 3, 4, 5, and 6, subdividing of these parcels will not have an impact on groundwater. As such, impacts would be less than significant.

Based on the above analysis, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required

-
- 3.10(c)** *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:*
- (i) Result in substantial erosion or siltation on- or off-site?*
 - (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*
 - (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
 - (iv) Impede or redirect flood flows?*
-

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Impact Analysis

All runoff will drain to the Horseshoe Lake depression and be retained on-site. Grass area passes through a small basin prior to overflowing into Horseshoe area.

Based on the design of the Project's storm water management system as described above and with implementation of PPP 3.10-1 through 3.10-4, impacts are less than significant.

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

Determination: No Impact.

Source: General Plan Figure 8-9: Flood Insurance Rate Map (FIRM).

Plans, Policies, Programs (PPP)

There are no Plans, Policies, Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

According to General Plan Figure 8-9: Flood Insurance Rate Map (FIRM), the Project site is not located within a flood hazard zone. According to the *California Department of Conservation, California Official Tsunami Inundation Maps* the site is not located within a tsunami inundation zone. (California Department of Conservation 2019-3). The Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche. As such, there is no impact.

3.10(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, the Project proponent will be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, the Project will be required to comply with the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The Storm Water Pollution Prevention Plan would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented or minimized.

Based on the analysis above, with implementation of PPP 3.10-1 through PPP 3.10-4, impacts would be less than significant.

3.11 LAND USE AND PLANNING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				■
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?		■		

3.11(a) Physically divide an established community?

Determination: No Impact.

Sources: Project Application Materials, Google Earth.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The subject property is surrounded on all sides by existing development or land uses. Surrounding development generally consists of residential properties to the southeast, south, west, and northwest. LifeHOUSE Riverside Healthcare Center and residential properties are located to the north and northeast. As such, no impacts would occur with respect to dividing an established community.

3.11(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?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Sources: General Plan, South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, Western Riverside County Multiple Species Habitat Conservation Plan, Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The General Plan land use designation for the site is LDR (Country Neighborhood). The zoning classification for the site is R-A (Residential Agricultural). The Project has been determined to be consistent with the General Plan land use designation and zoning regulations.

With respect to conflicting with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, as demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the City of Jurupa General Plan or the City of Jurupa Valley Municipal Code. Additionally, the Project would not conflict with any applicable policy document, including the *Western Riverside Multiple Species Habitat Conservation Plan*, the *Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program*, and the *South Coast Air Quality Management District's Air Quality Management Plan* with implementation of the following:

Plans, Policies, or Programs (PPP)

All of the Plans, Policies, and Programs identified in the attached Mitigation Monitoring and Reporting Program apply.

Mitigation Measures:

Mitigation Measure BIO-1.

3.12 MINERAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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?				■
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?			■	

3.12(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?

Determination: No Impact.

Source: General Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

According to General Plan Figure 4-16: *Jurupa Valley Mineral Resources*, the Project site is located in an area that is within Mineral Resource Zone (MRZ-3), which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” No mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

3.12(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?

Determination: No Impact.

Source: General Plan, Zoning Map.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

No mineral resource extraction activity is known to have ever occurred on the Project site. The General Plan land use designation for the site is LDR (Country Neighborhood). The zoning classification for the site is R-A (Residential Agricultural). As such, no locally important mineral resource recovery site exists on the site nor is the site delineated on a local general plan, specific plan or other land use plan for mineral resource extraction activities.

3.13 NOISE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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?		■		
b. Generation of excessive groundborne vibration or groundborne noise levels?			■	
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?			■	

3.13(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?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Analysis (Appendix I).

Plans, Policies, or Programs (PPP)

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

PPP 3.12-1 As required by Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September and between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.

PPP 3.12-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05. 060.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Existing Ambient Noise Environment

Noise data indicates that vehicle traffic along Lakeview Avenue, Studio Place, Kennedy Street, and Kelsey Place are the primary sources of noise impacting the site and the surrounding area. Noise data indicates the ambient noise level ranges between 51.0 (night) dBA Leq to 57.4 dBA Leq (daytime). The measured average CNEL ranges between 59.2 dBA to 60.3 dBA. Both the daytime and nighttime average noise levels at the nearby residential uses, south of the project site currently exceed the City's residential noise standards of 55 dBA Leq during the daytime and 45 dBA Leq during the nighttime.

Construction Noise

Project construction would include site preparation, grading, building construction, architectural coating, and paving of the commercial development and associated parking lot. As shown on Table 12 noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

Table 12. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
<i>Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR</i>	

The greatest noise impacts would occur during the site preparation phase of construction, with a noise level as high as 79.8 dBA Leq at the nearest homes to the west of the project site. Per Section 11.05.020 (9) of the Municipal Code, construction activities occurring between the hours of 6:00 AM and 6:00 PM during the months of June through September and between 7:00 AM and 6:00 PM during the months of October through May are exempt from noise standards.

Regardless of the Project's consistency with the Municipal Code as described above, noise impacts would occur during the grading phase of construction, with a noise level as high as 79.8 dBA Leq at the nearest homes to the west of the Project site.

The following mitigation measure is required to reduce construction noise impacts to the maximum extent feasible:

Mitigation Measure (MM)

Mitigation Measure NOI-1-Construction Noise Mitigation Plan. Prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

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

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

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

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

Operational Noise (On-Site)

The proposed Project improvements to the Horseshoe Lake Park (13.5-acres) would include relocation and expansion of the horse ring to an arena and installation of decomposed granite and concrete walkways, a decomposed granite (D.G.) equestrian trail, exercise station, basketball court, corn hole, minor recreational structures (such as covered play area, picnic shelter, and game tables), interpretive signs, horseshoe pits and a bridge. The operation of the proposed Project may create an increase in noise levels from noise created from children playing in the play areas, the nature trails, relocated horse arena, and basketball courts, to the nearby homes that are located on the west, east, and north sides of the Horseshoe Lake Park.

Section 11.05.040 of the City's Municipal Code limits noise generated from onsite activities at the nearby residential properties to 55 dBA Leq between the hours of 7:00 a.m. and 10:00 p.m. and 45 dBA Leq between the hours of 10:00 p.m. and 7:00 a.m.

In order to determine the noise impacts from the park, reference noise measurements were taken of each noise source and are shown in Table 13 which also shows the anticipated noise level from each source at the nearest property line with a proposed land use.

Table 20 – Operational Noise Levels at the Nearby Sensitive Receptors

Reference Noise Measurements			Noise Levels at Homes East of Project Site		Noise Levels at Homes North of Project Site	
Noise Source	Distance of Measurement (feet)	Noise Level (dBA Leq)	Distance Receptor to Source (feet)	Noise Level1 (dBA Leq)	Distance Receptor to Source (feet)	Noise Level1 (dBA Leq)
Nature Trails	80	14.9	80	14.9	80	14.9
Horse Arena	90	33.9	500	15.3	900	8.9
Children Playing	350	18.3	300	19.9	200	24.3
Basketball Courts	550	33.7	320	39.6	200	44.7
Combined Noise Levels		36.9	39.7		44.8	
City Noise Standards (Day/Night)			55/45		55/45	
Exceed City Noise Standards (Day/Night)?			No/No		No/No	
Source: Noise Impact Analysis (Appendix I).						
Notes: 1 The noise levels were calculated through use of soft site geometric spreading of noise from a point source with a drop-off rate of 7.5 dB for each doubling of the distance between the source and receiver.						

Table 20 shows that the proposed onsite noise sources may create combined noise levels as high as 39.7 dBA Leq at the nearest homes located east of the Project site and as high as 44.8 dBA Leq at the nearest homes located north of the Project site. The calculated noise levels from onsite sources would be below both the daytime noise standards of 55 dBA Leq and nighttime noise standards of 45 dBA Leq. It should also be noted that the calculated onsite noise levels would be below the measured daytime ambient noise levels of 51.0 dBA Leq (night) and 51.4 (day) dBA Leq in the immediate vicinity of the Project site. Therefore, the proposed Project would not result in a substantial permanent increase in ambient noise levels from onsite noise sources. Impacts would be less than significant.

Offsite Roadway Noise Impacts.

Vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. The proposed Project does not propose any uses that would require a substantial number of truck trips and the proposed project would not alter the

speed limit on any existing roadway so the proposed Project's potential offsite noise impacts have been focused on the noise impacts associated with the change of volume of traffic that would occur with development of the proposed Project.

Neither the City's General Plan nor the CEQA Guidelines define what constitutes a "substantial permanent increase to ambient noise levels." City policy has been to consider an increase of less than 3 dBA CNEL to be a barely audible change.

The highest level of traffic generated noise from Project-generated traffic along Studio Place, north of Kennedy Street with a maximum increase of 0.5 dBA CNEL. Because the increase in traffic noise is less than 3 dBA CNEL, Impacts are less than significant.

3.13(b) *Generation of excessive groundborne vibration or groundborne noise levels?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Noise Impact Analysis (Appendix I).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Construction Vibration

Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. Construction of the Project will not employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction.

The City has relied upon vibration standards promulgated by Caltrans in past CEQA documents. According to Caltrans, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV inch/second. Primary sources of vibration during construction would be bulldozers. Based on typical propagation rates, the vibration level at the nearest offsite receptor (50 feet away) would be 0.04 inch per second PPV. The vibration level at the nearest offsite receptor would be within the 0.25 inch per second PPV threshold detailed above. Impacts would be less than significant.

Operational Vibration

Typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The Project does not have rail access nor is it a major transportation facility or roadway. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

Based on the above analysis, impacts are less than significant.

3.13 (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?*

Determination: Less Than Significant Impact.

Source: Riverside Municipal Airport Land Use Compatibility Plan.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

According to Figure RI-3, *Noise Compatibility Contours, Riverside Municipal Airport*, the Project site is not located within an area that is impacted by significant aircraft noise. As such, impacts are less than significant.

3.14 POPULATION AND HOUSING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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)?			■	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				■

3.14(a) Induce substantial 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)?

Determination: Less than Significant Impact.

Source: Project Application Materials, Water and Sewer Availability Letter (Appendix K).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units. Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

Water service is available from existing 8-inch diameter waterlines in Lakeview Avenue, Studio Place, and Kennedy Street. The Project will connect to the existing waterline(s). The project is not providing ant restrooms so sewer services or septic system are not required.

No additional infrastructure will be needed to serve the Project site other than connection to the existing infrastructure in the vicinity of the Project site.

In addition, the analysis in Section 3.15, Public Services, of this Initial Study Checklist demonstrates that the impacts on public services are less than significant so the public service provider's ability

to provide services will not be reduced. Based on the above analysis, impacts are less than significant.

3.14(b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Determination: No Impact.

Sources: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project site contains does not contain any residential units. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere. As such, there is no impact.

3.15 PUBLIC SERVICES

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

3.15(a) *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

FIRE PROTECTION

Determination: Less Than Significant Impact.

Source: Riverside County Fire Department.

Plans, Policies, or Programs (PPP)

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

- PPP 3.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

PPP 3.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project site. The Project site would be primarily served by the Pedley Fire Station No. 18 located approximately 1.0 roadway miles northeast of the Project site at 9270 Limonite Avenue in Jurupa Valley.

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

The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing for fire protection services. Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

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

Based on the above analysis, with implementation of PPP 3.15-1 and PPP 3.15-2, impacts related to fire protection are less than significant.

POLICE PROTECTION

Determination: Less Than Significant Impact.

Sources: Riverside County Sheriff's Department "Stations," Riverside County General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF) There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Riverside County Sheriff's Department provides community policing to the Project site via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. Development of the Project would impact police protection services. Consistent with General Plan Policy CSSF 2.1-2, the Project plans were routed to the Sheriff's Department for review. The Sheriff's Department did not indicate that new or physically altered Sheriff facilities are required to serve the Project.

Based on the above analysis, impacts related to police protection are less than significant.

SCHOOLS

Determination: Less Than Significant Impact.

Sources: California Senate Bill 50 (Greene), Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project does not propose any housing and would not directly create additional students to be served by the Jurupa Unified School District. As such, impacts related to schools are less than significant.

PARKS

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted in the response to Issue 3.15(a) above, the Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 3.15-4, impacts related to parks are less than significant.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

As noted in the response to Issue 3.15(a) above, development of the Project would not result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

Based on the above analysis, impacts related to other public facilities are less than significant.

3.16 RECREATION

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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?			■	
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?		■		

3.16(a) *Would the proposed 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?*

Determination: Less than Significant Impact.

Source: Project Application Materials.

Impact Analysis

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project would not cause a substantial physical deterioration of any park facilities or would accelerate the physical deterioration of any park facilities because the Project does not propose residential dwelling units which would increase the population that would use parks. In addition, the Project would serve to increase the amount of park amenities which would offset the overuse of existing parks.

Based on the above analysis, impacts related to recreational facilities would be less than significant and no mitigation measures are required.

3.16(b) *Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?*

Determination: Less than Significant Impact With Mitigation Incorporated.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project proposes the following improvements at an existing 14-acre Park:

- Covered play area
- Picnic shelters
- Pre-fabricated bridge
- Basketball court
- Cornhole
- Concrete walkways and DG horse trails
- Exercise stations
- New horse arena

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the construction or expansion of the recreational facilities proposed by the Project will not have an adverse effect on the environment with implementation of the Plans, Policies, and Programs and Mitigation Measures identified throughout this document. Impacts are less than significant and no additional mitigation measures are required.

3.17 TRANSPORTATION

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities?			■	
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
d. Result in inadequate emergency access?				■

3.17(a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Determination: Less Than Significant Impact.

Source. Traffic Impact Analysis (Appendix J).

Plans, Policies, or Programs (PPP)

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

- PPP 3.17-1 The Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) pursuant to Chapter 3.70 of the Municipal Code.
- PPP 3.17-2 As required by Municipal Code Chapter 3.75.020, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Motor Vehicle Analysis

For purposes of determining the significance of traffic impacts generated by the Project, the City relies upon the *County of Riverside Traffic Impact Analysis Preparation Guidelines* which contains the following significance criteria:

- 1) When existing traffic conditions exceed the General Plan target Level of Service (LOS).
- 2) When project traffic, when added to existing traffic will deteriorate the LOS to below the target LOS, and impacts cannot be mitigated through project conditions of approval.
- 3) When cumulative traffic exceeds the target LOS, and impacts cannot be mitigated through the TUMF network (or other funding mechanism), project conditions of approval, or other implementation mechanisms.

Table 14 shows the Level of Service (LOS) Thresholds.

Table 14. Level of Service (LOS) Thresholds.

Level of Service (LOS)	Signalized Intersection	Unsignalized Intersection
A	≤10 seconds	≤10 seconds
B	10–20 seconds	10–15 seconds
C	20–35 seconds	15–25 seconds
D	35–55 seconds	25–35 seconds
E	55–80 seconds	35–50 seconds
F	>80 seconds	>50 seconds

Source: County of Riverside Traffic Impact Analysis Preparation Guidelines

Study Area Intersections

The following study intersections were included in the analysis as shown on Table 15.

Table 15. Study Area Intersections

Intersection ID #	Description
1	Archer Street and 64th Street
2	Archer Street and Kennedy Street
3	Lakeview Avenue and Studio Place
4	Kennedy Street and Studio Place

Source: Traffic Impact Analysis (Appendix J)

Trip Generation

The trip generation rates used in this analysis were determined based on rates contained in the *Trip Generation, 10th Edition*, published by the Institute of Transportation Engineers (ITE) for a public park. The proposed Project is anticipated to generate a net total of approximately 97 trip-

ends per day, with 5 vehicles per hour (VPH) during the AM peak hour and 23 VPH during the PM peak hour.

Traffic Scenarios Analyzed

The *Traffic Impact Analysis* prepared for the Project examined the following scenarios:

- Existing Conditions With and Without Project Conditions
- Opening Year (2020) With and Without Project Conditions

Existing Conditions With and Without Project Conditions Analysis

This analysis documents the circulation system conditions within the study area of the Project under the existing with and without Project conditions. The Existing Conditions (2018) Without Project traffic volumes are developed using existing volumes counts. Project traffic volumes are then added to existing (2018) traffic volumes to develop the Existing Conditions (2018) With Project traffic volumes. All intersections analyzed under this scenario are determined to be operating at an acceptable level of service. Impacts are less than significant and no mitigation measures are required.

Opening Year (2020) With and Without Project Conditions

This analysis documents the circulation system conditions within the study area of the Project under Opening Year (2019) Without and With Project scenarios. The Opening Year Conditions (2019) Without Project traffic volumes were developed by adding a compounded two percent per year growth over a two-year period and cumulative project traffic to the existing traffic volumes. Project traffic volumes are then added to the Opening Year Conditions (2019) Without Project traffic volumes to develop Opening Year Conditions (2019) With Project traffic volumes. All intersections analyzed under this scenario are determined to be operating at an acceptable level of service. Impacts are less than significant and no mitigation measures are required.

Transit Service Analysis

The Riverside Transit Agency, a public transit agency serves the region and the City of Jurupa Valley. There is no bus service adjacent to the Project site. In addition, the Project is not proposing to construct any improvements would interfere with any future bus service. There is no impact.

Bicycle & Pedestrian Facilities Analysis

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site from Lakeview Avenue, Studio Place, Kennedy Street, and Kelsey Place. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

3.17(b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Determination: No Impact.

Source: CEQA Guidelines

Impact Analysis

LOS has been used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades. In 2013, California Senate Bill (SB) 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these often competing needs. At full implementation of SB 743, the California Governor's Office of Planning and Research (OPR) is expected to replace LOS as the metric against which traffic impacts are evaluated, with a metric based on vehicle miles traveled (VMT). On December 28, 2018, the OPR adopted several new changes to the CEQA Guidelines, including the requirement that lead agencies implement a VMT-based analysis, rather than a LOS metric, in reviewing traffic impacts. These changes to the Guidelines, however, also provide a "grace period," and do not require lead agencies to apply a VMT metric until July 1, 2020. Because this Mitigated Negative Declaration is circulated for public review before July 1, 2020, the City, as the lead agency, was not required to use a VMT metric in its analysis of traffic impacts. For this reason, this Mitigated Negative Declaration uses a LOS metric in its traffic analysis as described in Section 3.17 (a) above, and is thus in compliance with the standards in effect at the time of its circulation. As such, there is no impact.

3.17(c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Vehicle access to the site is available from Lakeview Avenue, Studio Place, Kennedy Street, and Kelsey Place which are existing improved roadways abutting the site. The Project will construct a curb, gutter, sidewalk, and landscaping improvement along the project frontage adjacent to Lakeview Avenue, Studio Place, Kennedy Street, and Kelsey Place. These improvements will be constructed to meet City standards.

In addition, the Project is located in an area that is primarily developed with residential uses. As such, the Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard as a result of an incompatible use.

Based on the analysis above, the Project would not substantially increase hazards due to a design feature or incompatible use. Impacts are less than significant and mitigation is not required.

3.16(d) Result in inadequate emergency access?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project would result in the expansion of a public park which will increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site from Lakeview Avenue, Studio Place, Kennedy Street, and Kelsey Place. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

With the adherence to mandatory requirements for emergency vehicle access, impacts would be less than significant and no mitigation measures are required.

3.18 TRIBAL CULTURAL RESOURCES

<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		■		
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		■		

3.18(a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

3.18(b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: Cultural Resources Assessment (Appendix C).

Impact Analysis

Tribal Cultural Resources are either of the following:

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

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

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

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

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

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

- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band of Luiseño Indians
- Torres Martinez Band of Cahuilla Indians.

The Soboba Band Luiseño Indians requested consultation and indicated that tribal cultural resources could be present on the site. As a result the AB52 consultation process, the following mitigation measure is required:

Mitigation Measure (MM)

Mitigation Measure TCR-1: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.

MONITORING:

Prior to the issuance of a grading permit, the applicant shall contact the Soboba Band of Luiseño Indians. The applicant shall coordinate with the Band to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.

TREATMENT OF DISCOVERIES:

If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the Soboba Band of Luiseño Indians, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current Secretary of the Interior Standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records

shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.

DISPOSITION OF DISCOVERIES:

In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:

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

b) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.

c) A curation agreement with an appropriate qualified repository within Riverside County that meets the Secretary of the Interior Standards and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

d) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.

e) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

With implementation of Mitigation Measure TCR-1, impacts are less than significant.

3.19 UTILITIES AND SERVICE SYSTEMS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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 which could cause significant environmental effects?			■	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?			■	
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?				■
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?			■	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			■	

3.19(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 which could cause significant environmental effects?

Determination: Less Than Significant Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Water:

Water service is available from existing 8-inch diameter waterlines in Lakeview Avenue, Studio Place, and Kennedy Street. The Project will connect to the existing waterline(s).

Sewer:

No sewer proposed, as there is no on-site restroom; only sanitary outflow is from drinking fountains which is piped into gravel sump on-site for infiltration.

Drainage Improvements

All runoff stays on site will drain to the Horseshoe Lake depression; grass area passes through a small basin prior to overflowing into Horseshoe area.

Electric Power

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

Natural Gas

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

Conclusion

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

3.19(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District 2015 UWMP. Water and Sewer Availability Letter (Appendix K).

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

Water service would be provided to the Project site by the Jurupa Community Services District ("District"). According to the District's *2015 Urban Water Management Plan*, the District relies predominantly on groundwater and desalinated brackish groundwater from the Chino Groundwater Basin. According to the *2015 Urban Water Management Plan*, the District has 16 wells, 8 booster stations, and 15 reservoirs with 53.7 Million gallons of capacity. In order to ensure a continuing supply of good quality water for current citizens and also future development, the District participates in a Joint Powers Authority with other neighboring water purveyors, called the Chino Desalter Authority.

The Jurupa Community Services District (JCSD) has estimated the Project's water demand as follows:

- Average Demand = 1.04 gpm/ac x 13.73 acres = 14.28 gpm = 23.0 acre feet/year.
- Maximum Demand = 14.28 gpm x 5.0 = 71.4 gpm.

JCSD's water supply exceeds the maximum day demand projected for the next five years. In addition, JCSD continues to develop additional water supply resources that are currently budgeted to meet the JCSD's water demands. In addition, JCSD issued a *Water and Sewer Availability Letter* dated May 30, 2019. The letter states that JCSD has adequate water supplies to serve the Project provided that fees are paid and water improvements are constructed per JCSD's standards.

Based on the analysis above, impacts are less than significant.

3.19(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?*

Determination: No Impact.

Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

There are no Plans, Policies, or Programs applicable to the Project relating to this issue.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis

The Project is not proposing restroom so no wastewater will be generated by the Project.

3.19(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?*

Determination: Less Than Significant Impact.

Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details,

Plans, Policies, or Programs (PPP)

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

- PPP 3.19-1 The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDF)

Construction Related Impacts

Waste generated during the construction of the Project would primarily consist of discarded materials from the construction of driveways, common areas, infrastructure installation, and other project-related construction activities. Solid waste generated in Jurupa Valley is transported to the Agua Mansa Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County, including the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on November 1, 2019, these landfills receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the commercial facility.

Operational Related Impacts

The California Emissions Estimator Model (CalEEMod) is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential air quality criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can also be used to estimate solid waste generation rates for various types of land uses for analysis in CEQA documents. Waste disposal rates by land use and overall composition of municipal solid waste in California is primarily based on CalRecycle data.

Based on solid waste generation usage obtained from CalEEMod, the Project would generate approximately 1.07 tons of solid waste per year.

According to the Cal Recycle Facility/Site Summary Details website accessed on April 28, 2019, the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 15,748,799 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2022. The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

Solid waste generated during long-term operation of the Project would be disposed at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste generation of 595 pounds per day would represent a minimal amount of the daily permitted disposal capacity at the Badlands Sanitary Landfill and the El Sobrante Landfill.

The Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for Badlands Sanitary Landfill and the El Sobrante Landfill, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project.

Based on the above analysis, impacts are less than significant.

3.19(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Determination: Less Than Significant Impact.

Sources: California Assembly Bill 939 (Sher), Riverside County Waste Resources Management District, Riverside County Integrated Waste Management Plan, Riverside County Waste Management Department, Solid Waste System Study Report, Waste Management "El Sobrante Landfill"

Plans, Policies, or Programs (PPP)

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

- PPP 3.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Impact Analysis.

Construction Related Impacts

Waste generated during the construction of the Project would primarily consist of discarded materials from the construction of driveways, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley is deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the Cal Recycle Facility/Site Summary Details website accessed on June 1, 2019, these landfills receive below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the construction period for the commercial facility. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project operator(s) would be required to coordinate with the waste hauler to develop collection of recyclable materials for the commercial facility on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the commercial facility are reduced in accordance with existing regulations.

Based on the above analysis, impacts are less than significant.

3.20 WILDFIRE

<i>WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				■
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				■
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				■
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				■

Determination: No Impact.

Sources: General Plan, Cal Fire.

Impact Analysis

As stated in the State of California's General Plan Guidelines: *"California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires."* To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs). As shown in General Plan Figure 8-11, Jurupa Valley contains several areas within Very High and High fire severity zones that are located in an SRA. SRAs are those areas of the state in which the responsibility of preventing and suppressing fires is primarily that of the Department of Forestry and Fire Protection, also known as CAL FIRE.

However, according to General Plan Figure 8-11, The Project site is not located in a Very High Fire Hazard Severity Zone. As such, there are no impacts.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant 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?		■		
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)?		■		
c. Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		■		

Impact Analysis

3.20(a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Biological Resources and Cultural Resources shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Mitigation Measures (MM)

BIO- through BIO=5, CR-1, CR-2, and TCR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

3.19(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)?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: This Initial Study Checklist.

Impact Analysis

As discussed throughout this ISMND, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively may be considerable. In all instances where the proposed Project has the potential to contribute to a cumulatively considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less-than significant levels. As such, with incorporation of the mitigation measures imposed throughout this ISMND, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be less than significant.

As noted in the analysis throughout this ISMND, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist document shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Mitigation Measures (MM)

BIO-1 through BIO-5, CR-1, CR-2, GEO-1, GEO-2, HAZ-1, HAZ-2, NOI-1, and TCR-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts that are cumulatively considerable.

3.19(c) *Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?*

Determination: Less Than Significant Impact With Mitigation Incorporated.

Source: This Initial Study Checklist.

Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation/Traffic, and Utility and Service Systems shall apply.

Project Design Features (PDF)

There are no Project Design Features applicable to the Project relating to this issue.

Mitigation Measures (MM)

HAZ-1, HAZ-2, and NOI-1 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts. Therefore, Project does not have impacts which would cause substantial adverse effects on human beings, either directly or indirectly.

4.0 REFERENCES

California Air Resources Board 2019 <https://ww3.arb.ca.gov/msei/ordiesel.htm>

California Department of Conservation 2019a. Riverside County Important Farmland 2016, Sheet 1 of 3. July 28, 2017. Website:
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/> Accessed August 2019.

California Department of Conservation 2019b. Riverside County Williamson Act FY 2015/2016 Map, Sheet 1 of 3. Website:
<ftp://ftp.consrv.ca.gov/pub/dlrp/wa/>. Accessed August 2019.

California Department of Conservation 2019c. Official Tsunami Inundation Maps, Website:
<https://www.conservation.ca.gov/cgs/tsunami/maps>. Accessed July 2019.

CalRecycle. 2019. SWIS Facility Detail: El Sobrante Sanitary Landfill (33-AA-0217). Website:
<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217>. Accessed August 2019.

CalRecycle. 2019. SWIS Facility Detail: Badlands Sanitary Landfill (33-AA-0217). Website:
<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0006/>. Accessed August 2019.

California Agricultural Land Evaluation and Site Assessment (LESA) Model.
https://www.conservation.ca.gov/dlrp/Pages/qh_lesa.aspx

California Department of Transportation. 2019. Scenic Highways 2014 (Caltrans). Website:
<https://databasin.org/datasets/1b669cbb6b5341019625153f524ecd57>. Accessed August 2019

California Environmental Quality Act (CEQA) Guidelines. http://opr.ca.gov/m_ceqa.php

California Energy Commission, 2019, Electricity Consumption by County, 2018. Website:
<http://www.ecdms.energy.ca.gov/elecbycounty.aspx>. Accessed August 2019.

Census 2010, United States Census Bureau, 2010 Census Urban Area Reference Area Maps, Riverside-San Bernardino, CA. Website:
https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua75340_riverside--san_bernardino_ca/. Accessed June 2019.

City of Riverside. 2019. Water Riverside water Quality Control Plant Website. Website:
<https://riversideca.gov/publicworks/sewer/wqcp.asp>. Accessed August 2019.

City of Jurupa Valley General Plan, 2017 www.jurupavalley.org

City of Jurupa Valley General Plan EIR, 2017 www.jurupavalley.org

California Department of Toxic Substances Control, www.dtsc.ca.gov

Countywide Integrated Waste Management Plan www.rivcowom.org

Flood Insurance Rate Maps, Federal Emergency Management Agency, <https://msc.fema.gov>

National Resources Conservation Service. 2019. Web Soil Survey. April 9. Website:
<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed August 2019

Ontario 2019. Ontario International Airport Land Use Compatibility Plan.
<http://www.ontarioplan.org/alucp-for-ontario-international-airport/>. Accessed July 2019.

So Cal Gas 2019. 2018 California Gas Report. Website:
<https://www.socalgas.com/regulatory/cgr.shtml>

South Coast Air Quality Management District, Final 2016 Air Quality Management Plan.
www.aqmd.gov

Western Riverside County Multiple Species Habitat Conservation Plan.
<http://www.rctlma.org/mshcp/>

Western Riverside Council of Governments Subregional Climate Action Plan, September 2014.
<http://www.wrcog.cog.ca.us/community/sustainability>

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: MA 19069-Horseshoe Lake

DATE: November 5, 2019

PROJECT MANAGER: Michael Fellows, Senior Planner

PROJECT DESCRIPTION: Proposed improvements at an existing 14-acre Park:

- Covered play area
- Picnic shelters
- Pre-fabricated bridge
- Basketball court
- Cornhole
- Concrete walkways and DG horse trails
- Exercise stations
- New horse arena

PROJECT LOCATION: 8788 Lakeview Avenue, Jurupa Valley, California 92509. The Project site is also identified by the following Assessor Parcel Number: 163-240-001.

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

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

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

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
AESTHETICS			
PPP 3.1-1 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Planning Department	Prior to the issuance of building permits	
AIR QUALITY			
PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Engineering Department	During grading	
PPP 3.3-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department	During construction	
PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 " <i>Nuisance</i> ." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
BIOLOGICAL RESOURCES			
PPP 3.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHS CP) as required by Municipal Code Chapter 3.80.	Planning Department	Prior to the issuance of a grading permit	
MM-BIO-1- Riverine/Riparian Habitat. To offset impacts to 0.035 acre of riparian/riverine habitat, the Project proponent shall submit a Habitat Mitigation and Monitoring Plan to the City Planning Department prior to the issuance of a grading permit that provides for the following:	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>a) Habitat “enhancement” activities shall include the removal of all non-native plant species from the entire mitigation site and non-riparian/wetland plant species (establishment only) from within the streambed, the removal of trash and debris; the installation of temporary irrigation; and the installation of appropriate container stock and seed mixes. Native plant materials (including seeds) that are proposed for removal during project activities will be used for restoration purposes, as will native riparian vegetation that is not proposed for removal but is already located within the mitigation site.</p> <p>b) All plant species installed within the mitigation site shall include only local California native container plants and cuttings and shall be typical of the existing native plant species present in the existing riparian/riverine areas within and adjacent to the project site. The bottom of Horseshoe Lake shall be revegetated with native riparian vegetation, and the streambanks are proposed to be revegetated/enhanced with native Riversidean Sage Scrub plant species. Plant material should be installed between October 1 and April 30 to maximize the benefits of the winter rainy season. The planted area (5.465 mitigation site) shall have a conservation easement placed over it and would be maintained by a third party approved by the regulatory agencies that would provide for the long-term management and maintenance in perpetuity.</p> <p>c) The mitigation site shall be off-limits to the public and residents as identified by signage.</p> <p>d) The following minimization measures shall be incorporated into the Project design to ensure that all indirect project-related impacts to riparian/riverine habitat, including impacts from fugitive dust, toxics, invasive plant species, and grading/land development, are avoided or minimized to the greatest extent feasible. These measures shall be included as notes on the grading plan verbatim.</p> <p><i>“Fugitive Dust</i></p> <p><i>During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not</i></p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><i>limited to the following actions:</i></p> <ul style="list-style-type: none"> • <i>Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.</i> • <i>Pave, periodically water, or apply chemical stabilizer to construction access/egress points.</i> • <i>Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times.</i> • <i>Operate all vehicles on graded areas at speeds less than 15 miles per hour.</i> • <i>Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.</i> <p><i>Runoff - Toxics</i></p> <ul style="list-style-type: none"> • <i>Prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within and adjacent to CDFW jurisdictional areas.</i> • <i>All fiber rolls, straw waddles, and/or hay bales utilized within and adjacent to the Project site shall be free of non-native plant materials.</i> • <i>Comply with all litter and pollution laws. All contractors, subcontractors, and employees shall also obey these laws.</i> • <i>Do not allow water containing mud, silt, or other pollutants from grading, aggregate washing, or other activities to enter a lake, streambed, or</i> 			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><i>flowing stream or be placed in locations that may be subjected to high storm flows.</i></p> <ul style="list-style-type: none"> <i>Spoil sites shall not be located within a lake, streambed, or flowing stream or locations that may be subjected to high storm flows, where spoil shall be washed back into a lake, streambed, or flowing stream where it will impact streambed habitat and aquatic or riparian vegetation.</i> <i>Raw cement/concrete or washings thereof, asphalt, paint, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to fish and wildlife resources resulting from project related activities shall be prevented from contaminating the soil and/or entering the waters of the State.</i> <i>No equipment maintenance shall be done within or near any lake, streambed, or flowing stream where petroleum products or other pollutants from the equipment may enter these areas under any flow.</i> <i>No broken concrete, cement, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or washings thereof, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the State. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be deposited within 150 feet of the edge of any lake, streambed, or flowing stream.</i> <p><i>Accidental Encroachments During Construction</i></p> <p><i>The following measures shall also be incorporated into the construction documents and specifications, and implemented by the contractor, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits:</i></p> <ul style="list-style-type: none"> <i>Construction worker training shall be provided by a qualified biologist at the first preconstruction meeting;</i> 			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<ul style="list-style-type: none"> • <i>Exclusionary fencing and signs shall be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;</i> • <i>No equipment shall be operated in areas of flowing water;</i> • <i>Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and</i> • <i>A qualified biologist shall be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat that will be impacted within Horseshoe Lake, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits.</i> <p><i>Post-Construction Human Disturbances</i></p> <p><i>The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of conserved areas. Special edge treatments shall include native landscaping on manufactured slopes within the conserved areas and fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances."</i></p>			
MM BIO-2. Coordination With Regulatory Agencies. Prior to the issuance of grading permit, the applicant shall contact the United State Army Corps of Engineers (USACE) and the California Department of Fish and Wildlife (CDFW) to positively determine whether or not either agency wishes to exert jurisdiction of the onsite drainage features. If either agency decides to exert jurisdiction, Mitigation Measures BIO-4 and BIO-5 shall be implemented.	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>BIO3-. Federal Permits. If federal jurisdictional authority is exercised under Mitigation Measure BIO-2, the following shall be implemented: Prior to issuance of a grading permit, the developer shall obtain a Clean Water Act Section 404 Nation-Wide Permit from the U.S. Army Corps of Engineers (USACOE) and a Clean Water Act Section 401 Certification from the Santa Ana Regional Water Quality Control Board (RWQCB). The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: (a) Replacement and/or restoration for the loss of 2.63 acres of wetlands (or an acreage amount determined through the permitting process) at a maximum ratio of 3:1 for permanent impacts shall be required unless the regulatory agencies require less. These permits will address impacts to identified jurisdictional resources on the Project site and appropriate offsite mitigation such as the Santa Ana Watershed Project Area (SAWPA), Prado Basin, or an appropriate nearby downstream established mitigation bank area: (b) The applicant shall restore any onsite or offsite temporary impact areas to pre-project conditions and revegetate where applicable: and (c) Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency approved off-site mitigation bank or within an agency-accepted off-site permittee responsible mitigation area such as the Santa Ana Watershed Project Area (SAWPA), Prado Basin, or an appropriate nearby downstream established mitigation bank area. No USACE mitigation will be required and this mitigation measure may be waived for the proposed Project, if the applicant provides written evidence to the City of Jurupa Valley Planning Department that the USACE makes a non-jurisdictional determination.</p>	<p>Planning Department</p>	<p>Prior to the issuance of a grading permit</p>	
<p>BIO-4. State Permits. If state jurisdictional authority is exercised under Mitigation Measure BIO-3, the following shall be implemented: Prior to the issuance of a grading permit, the Project applicant shall obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (CDFW). The following shall be incorporated into the permitting, subject to approval by the CDFW: (a) Replacement and/or restoration of jurisdictional “waters of the State” within the Santa Ana River watershed for a maximum of 5.5 acres (or an acreage amount determined through the permitting process) at a maximum ratio 3:1 for permanent impacts shall be required unless the CDFW requires less; (b) The applicant shall restore any onsite or offsite temporary impact areas to</p>	<p>Planning Department</p>	<p>Prior to the issuance of a grading permit</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>pre-project conditions and revegetate where applicable; and (c) Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency approved off-site mitigation bank or within an agency-accepted off-site permittee responsible mitigation area such as the Santa Ana Watershed Project Area (SAWPA), Prado Basin, or an appropriate nearby downstream established mitigation bank area. No CDFW mitigation will be required and this mitigation measure may be waived for the proposed Project, if the applicant provides written evidence to the City of Jurupa Valley Planning Department that the If the CDFW does not respond to the streambed alteration notification, then the proposed Project can proceed 60 days after the CDFW states the application is complete or after receiving a CDFW Operation of Law letter.</p>			
<p>MM-BIO-5- Nesting Bird Survey. Prior to the issuance of a grading permit, the City of Jurupa Valley Planning Department shall ensure vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance. b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all active nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones as determined by a qualified biologist, shall be subject to review and approval by the Planning Department. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests 	<p>Planning Department</p>	<p>Prior to the issuance of a grading permit</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
CULTURAL RESOURCES			
PPP 3.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq.	Engineering Department Planning Department	During grading in the event of discovery of human remains during grading	
MM- CR-1: Archaeological Monitoring. A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.	Planning Department	Prior to the issuance of a grading permit	
MM- CR-2: Archeological Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and	Engineering Department Planning Department	During grading in the event of discovery of resources during grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.			
GEOLOGY AND SOILS			
PPP 3.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the <i>California Building Code</i> to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
PPP's 3.10-1 through PPP 3.10-4 in Section 3.9, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
<u>MM-GEO-1: Paleontological Monitoring.</u> A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.	Panning Department	Prior to the issuance of a grading permit.	
<u>MM-GEO-2: Paleontological Treatment Plan.</u> If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.	Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
GREENHOUSE GAS EMISSIONS			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.8-1 As required by Municipal Code Section 8.05.010, <i>California Energy Code</i> , prior to issuance of a building permit, the Project Applicant shall submit showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.8-2 As required by Municipal Code Section 9.283.010, <i>Water Efficient Landscape Design Requirements</i> , prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Prior to the issuance of building permits	
PPP 3.8-3 As required by Municipal Code Section 8.05.010 (8), the Project proponent shall comply with the <i>California Green Building Standards</i> .	Building & Safety Department	Prior to the issuance of building permits	
HAZARDS AND HAZARDOUS MATERIALS			
MM-HAZ-1: Lake Excavation. Prior to the issuance of a grading permit, the following note shall be included on the grading plan: “Excavating the surface soil from the lake bottoms and spreading it outside the lake areas on the surface of other areas of the park, without further risk assessment considering the end use of these materials is prohibited.”	Planning Department	Prior to the issuance of a grading permit	
MM HAZ-2. Detention Basin Design. Prior to the issuance of a grading permit, the City shall verify that the following note is included on the grading and landscaping plans: “Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more,) and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food to cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.”	Planning Department	Prior to the issuance of a grading permit	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
HYDROLOGY AND WATER QUALITY			
PPP 3.10-1 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)</i> , any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Engineering Department	Prior to the issuance of grading permits	
PPP 3.10-2 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)</i> , any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Engineering Department	Prior to the issuance of grading permits and during construction	
PPP 3.10-3 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section C</i> , new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following: (1) Increase permeable areas by leaving highly porous soil and low lying area undisturbed by:	Engineering Department	Prior to the issuance of grading permits and during operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>(a) Incorporating landscaping, green roofs and open space into the project design;</p> <p>(b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and</p> <p>(c) Incorporating detention ponds and infiltration pits into the project design.</p> <p>(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:</p> <p>(a) Installing rain-gutters oriented towards permeable areas;</p> <p>(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and</p> <p>(c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.</p> <p>(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.</p> <p>(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.</p>			
PPP 3.10-4 As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section E</i> , any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit	Engineering Department	During operation	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat). Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.</p>			
NOISE			
<p>PPP 3.13-1 As required by Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September and between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.</p>	<p>Building & Safety Department</p>	<p>Prior to the issuance of a building permit</p>	
<p>PPP 3.13-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05. 060.</p>	<p>Building & Safety Department</p>	<p>During operation</p>	
<p><u>Mitigation Measure NOI-1-Construction Noise Mitigation Plan.</u> Prior to the issuance of a grading permit for Conditional Use Permit No. 17004, the developer is required to submit a construction-related noise mitigation plan to the City Planning Department for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <p>“a) Haul truck deliveries shall be limited to between the hours of 6:00am to</p>	<p>Planning Department</p>	<p>Prior to the issuance of a grading permit</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.</p> <p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p>c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.</p> <p>d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."</p>			
PUBLIC SERVICES			
PPP 3.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit	
PPP 3.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.	Building & Safety Department	Per Municipal Code Chapter 3.75	
TRANSPORTATION			
PPP 3.17-1 Prior to the issuance of any building permit, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety Department	Prior to the issuance of building permits	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
PPP 3.17-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.	Building & Safety Department	Prior to the issuance of building permits	
TRIBAL CULTURAL RESOURCES			
<p><u>Mitigation Measure TCR-1: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.</u></p> <p>MONITORING:</p> <p>Prior to the issuance of a grading permit, the applicant shall contact the Soboba Band of Luiseño Indians. The applicant shall coordinate with the Band to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.</p> <p>TREATMENT OF DISCOVERIES:</p> <p>If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the Soboba Band of Luiseño Indians, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current Secretary of the Interior Standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal</p>	Planning Department Engineering Department	Prior to the issuance of a grading permit and during grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.</p> <p>DISPOSITION OF DISCOVERIES:</p> <p>In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:</p> <p>a) The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:</p> <p>b) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.</p> <p>c) A curation agreement with an appropriate qualified repository within Riverside County that meets the Secretary of the Interior Standards and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</p> <p>d) If more than one Native American Group is involved with the project and</p>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p>cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.</p> <p>e) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.</p>			
UTILITY AND SERVICE SYSTEMS			
<p>PPP 3.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.</p>	Building & Safety Department	Prior to the issuance of building permits	