

FORM APPROVED COUNTY COUNSEL
 BY: G.P.P. 6/3/15
 GREGORY P. PRIAMOS DATE

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

222



FROM: Economic Development Agency

SUBMITTAL DATE:
 June 4, 2015

SUBJECT: Adoption of Resolution Number 2015-039, Approving the Disposition and Development Agreement by and between the Housing Authority of the County of Riverside and Habitat for Humanity Riverside, Inc. to Convey Property Known as Assessor's Parcel Numbers 169-100-055, 169-100-057 and 169-070-035 Located in the City of Jurupa Valley for the Jurupa Valley Enriched Veterans Neighborhood Project and Affirming the Adopted Initial Study Checklist/ Mitigated Negative Declaration Under City of Jurupa Valley Master Application 1463, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Affirm the Board of Supervisors has reviewed and considered the Initial Study Checklist/ Mitigated Negative Declaration Under City of Jurupa Valley Master Application 1463 (attached) for the Jurupa Valley Enriched Veterans Neighborhood Project adopted by the City of Jurupa Valley and finds that no new environmental documentation is required as it pertains to the Disposition and Development Agreement because all potentially significant effects of the project were adequately analyzed as they pertain to the authority of the Housing Authority of the County of Riverside(Housing Authority) acting as a Responsible Agency;

(Continued)

RF Field

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE.

BY:

Rohini Dasika
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3-33 of 3/26/13; 10-3 of 8/20/13; 10-3 of 1/28/2014

District: 2

Agenda Number:

9-1

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: Adoption of Resolution Number 2015-039, Approving the Disposition and Development Agreement by and between the Housing Authority of the County of Riverside and Habitat for Humanity Riverside, Inc. to Convey Property Known as Assessor's Parcel Numbers 169-100-055, 169-100-057 and 169-070-035 Located in the City of Jurupa Valley for the Jurupa Valley Enriched Veterans Neighborhood Project and Affirming the Adopted Initial Study Checklist/ Mitigated Negative Declaration Under City of Jurupa Valley Master Application 1463, District 2, [\$0]

DATE: June 4, 2015

PAGE: 2 of 4

RECOMMENDED MOTION: (Continued)

2. Conduct a joint Public Hearing with the County of Riverside Board of Commissioners per Health and Safety Code Sections 33431 and 33433 regarding the proposed Disposition and Development Agreement between the Housing Authority and Habitat for Humanity Riverside, Inc. and Summary Report, each attached;
3. Adopt Resolution Number 2015-039 Making Certain Findings Under Health and Safety Code Section 33433; Approving the attached Disposition and Development Agreement to Convey Property Known as Assessor's Parcel Numbers 169-100-055, 169-100-057 and 169-070-035, located in the City of Jurupa Valley, California to Habitat for Humanity Riverside, Inc. for the Jurupa Valley Enriched Veterans Neighborhood Project; and Making Certain Findings with Respect to the Disposition and Development Agreement; and
4. Approve the Disposition and Development Agreement, including all attachments, including, but not limited to the Grant Deed, Agreement Containing Covenants, and Escrow Agreement, each attached.

BACKGROUND:

Summary

Habitat for Humanity Riverside, Inc., a California nonprofit public benefit corporation (Habitat) has partnered with the California Department of Veteran Affairs (CalVet) to build safe and affordable housing for lower income families with a preference to assist veterans and their families. Habitat proposes to acquire 5.56 acres of vacant land owned by the Housing Authority of the County of Riverside (Housing Authority) located 420 feet north of Mission Boulevard at the terminus of Amarillo Street in the City of Jurupa Valley in the County of Riverside known as Assessor's Parcel Numbers 169-100-055, 169-100-057 and 169-070-035 (Property) and develop thereon 26 for sale single-family homes for lower income households.

On March 26, 2013, the County of Riverside (County) pledged its goal to ensure that every veteran in Riverside County who wishes to help themselves has access to medical and mental health services, workforce development training, job assistance and affordable housing priority under the Veteran Assistance Leadership of Riverside County (VALOR). As a member of the VALOR sub-committee of the County Board, the Housing Authority supports the program and its "No Veteran Left Behind" strategy.

On August 20, 2013, the Board of Commissioners adopted Resolution No. 2013-008 with the intent to donate property and support Habitat and its reservation of \$9,000,000 from CalVet to implement its Habitat Enriched Neighborhood model and partner with local businesses and community organizations to provide and support a community of lower income households, with a preference for veterans, with social services and training to achieve self-sufficiency (Jurupa Valley Enriched Veterans Neighborhood Project).

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: Adoption of Resolution Number 2015-039, Approving the Disposition and Development Agreement by and between the Housing Authority of the County of Riverside and Habitat for Humanity Riverside, Inc. to Convey Property Known as Assessor's Parcel Numbers 169-100-055, 169-100-057 and 169-070-035 Located in the City of Jurupa Valley for the Jurupa Valley Enriched Veterans Neighborhood Project and Affirming the Adopted Initial Study Checklist/ Mitigated Negative Declaration Under City of Jurupa Valley Master Application 1463, District 2, [\$0]

DATE: June 4, 2015

PAGE: 3 of 4

BACKGROUND:

Summary (Continued)

On January 28, 2014, the Board of Commissioners approved that certain Exclusive Negotiation Agreement (ENA) with Habitat to explore and negotiate in good faith a Disposition and Development Agreement (DDA) for the Jurupa Valley Enriched Veterans Neighborhood Project including the conveyance of the Property to Habitat and the development thereon of 26 for sale single-family homes to be sold to lower income households for an affordable sales price (collectively, the Project). Pursuant to the ENA, the period of negotiation was extended for one additional year ending August 20, 2015.

Habitat has processed entitlements with the City of Jurupa Valley for the development of the Project and is prepared to enter into a DDA acceptable to the Board that will constitute a commitment for conveyance and development of the Property. Habitat proposes to reserve all homes for lower income households whose incomes do not exceed 80% percent of the County area median income, adjusted for family size, as defined by Health and Safety Code (HSC) Section 50079.5. Income and resale restrictions relating to the Project shall be memorialized in the attached proposed Agreement Containing Covenants which shall be recorded against the Property. Additional covenants will be recorded individually against each home as they are sold by Habitat to qualified purchasers. The income and resale restrictions shall remain in place for 45 years. Funding for predevelopment and construction costs will be financed through third-party capital contributions and a construction loan from CalVet, which will then be converted into individual conventional home loans for each qualified purchaser once the construction is completed. The proposed DDA, including all attachments, is attached.

Pursuant to the proposed DDA, subject to the satisfaction of certain conditions precedent, the Housing Authority shall convey the Property to Habitat, pursuant to a Grant Deed, for one dollar plus the additional consideration set forth in the DDA. Habitat shall be responsible for all construction and development costs, entitlements, securing financing, construction, on-site and off-site improvements and maintenance obligations until completion of the Project. Pursuant to the proposed DDA, the Housing Authority shall retain a right of reverter, wherein title to the Property reverts back to the Housing Authority in the event Habitat does not develop the Property pursuant to the DDA.

Pursuant to HSC Section 33433, before the Property can be sold by the Housing Authority for development, the sale must first be approved by resolution of the Board of Supervisors after public hearing. Pursuant to HSC Sections 33431 and 33433 the Housing Authority and County published Notice of Joint Public Hearing notifying the public of the joint Housing Authority and County public hearing and consideration of the proposed DDA with Habitat relating to the conveyance of the Property and the development thereon. In addition, the Housing Authority made available for public review on the date the Notice of Joint Public Hearing was published the attached DDA, including all attachments, and the attached Summary Report.

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: Adoption of Resolution Number 2015-039, Approving the Disposition and Development Agreement by and between the Housing Authority of the County of Riverside and Habitat for Humanity Riverside, Inc. to Convey Property Known as Assessor's Parcel Numbers 169-100-055, 169-100-057 and 169-070-035 Located in the City of Jurupa Valley for the Jurupa Valley Enriched Veterans Neighborhood Project and Affirming the Adopted Initial Study Checklist/ Mitigated Negative Declaration Under City of Jurupa Valley Master Application 1463, District 2, [\$0]

DATE: June 4, 2015

PAGE: 4 of 4

BACKGROUND:

Summary (Continued)

The City of Jurupa Valley, as the appropriate lead agency under the California Environmental Quality Act (CEQA), prepared and adopted the Initial Study Checklist/Mitigated Negative Declaration under Master Application 1463 on March 19, 2015. The lead agency determined through the Initial Study that all issues of environmental concern can be adequately mitigated to a level of less than significant. Notice of the study and Mitigated Negative Declaration was published in accordance with the CEQA. Acting in its limited role as a responsible agency under CEQA, the Housing Authority has received, reviewed and considered the information contained in the record of decision from the City of Jurupa Valley and finds that as to the potential environmental impacts within the Housing Authority's authority as responsible agency, the project is within the scope of the impacts evaluated and the project has been adequately addressed in the initial study and mitigated negative declaration. Housing Authority Staff will file a Notice of Determination with the County Clerk within 5 working days after the approval of the proposed DDA.

County Counsel has reviewed and approved the attached DDA, Grant Deed, Agreement Containing Covenants, and Escrow Agreement as to form. Staff recommends that the Board approve the attached DDA, including all attachments, including, but not limited to the Grant Deed, Agreement Containing Covenants, and Escrow Agreement.

Impact on Residents and Businesses

Residents and families of the Project will have an opportunity to benefit from a number of classes and services provided by non-profit and social service partnerships including, but not limited to, financial management, budgeting, home repair, home maintenance, veteran counseling, nutrition, gardening, computer training, employee training, workforce development, tutoring and higher education training.

SUPPLEMENTAL:

Additional Fiscal Information

No general funds will be used for this agreement. Habitat will bear its own costs and expenses incurred or to be incurred in connection with the Jurupa Valley Enriched Veterans Neighborhood Project.

Attachments:

- Initial Study Checklist/ Mitigated Negative Declaration (City of Jurupa Valley Master Application 1463), Notice of Determination
- Housing Authority Resolution Number 2015-039
- 33433 Summary Report, Site Map and Public Notice
- Proposed Disposition and Development Agreement (including all attachments), Grant Deed, Agreement Containing Covenants, and Escrow Agreement

ATTACHMENT NO. 1
LEGAL DESCRIPTION

All that certain real property in the City of Jurupa Valley, County of Riverside, State of California, described as follows:

PARCEL A: (APN: 169-100-055-1 AND 169-100-057-3)

PARCEL 2 OF PARCEL MAP NO. 34696, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 226, PAGES 95 TO 99, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

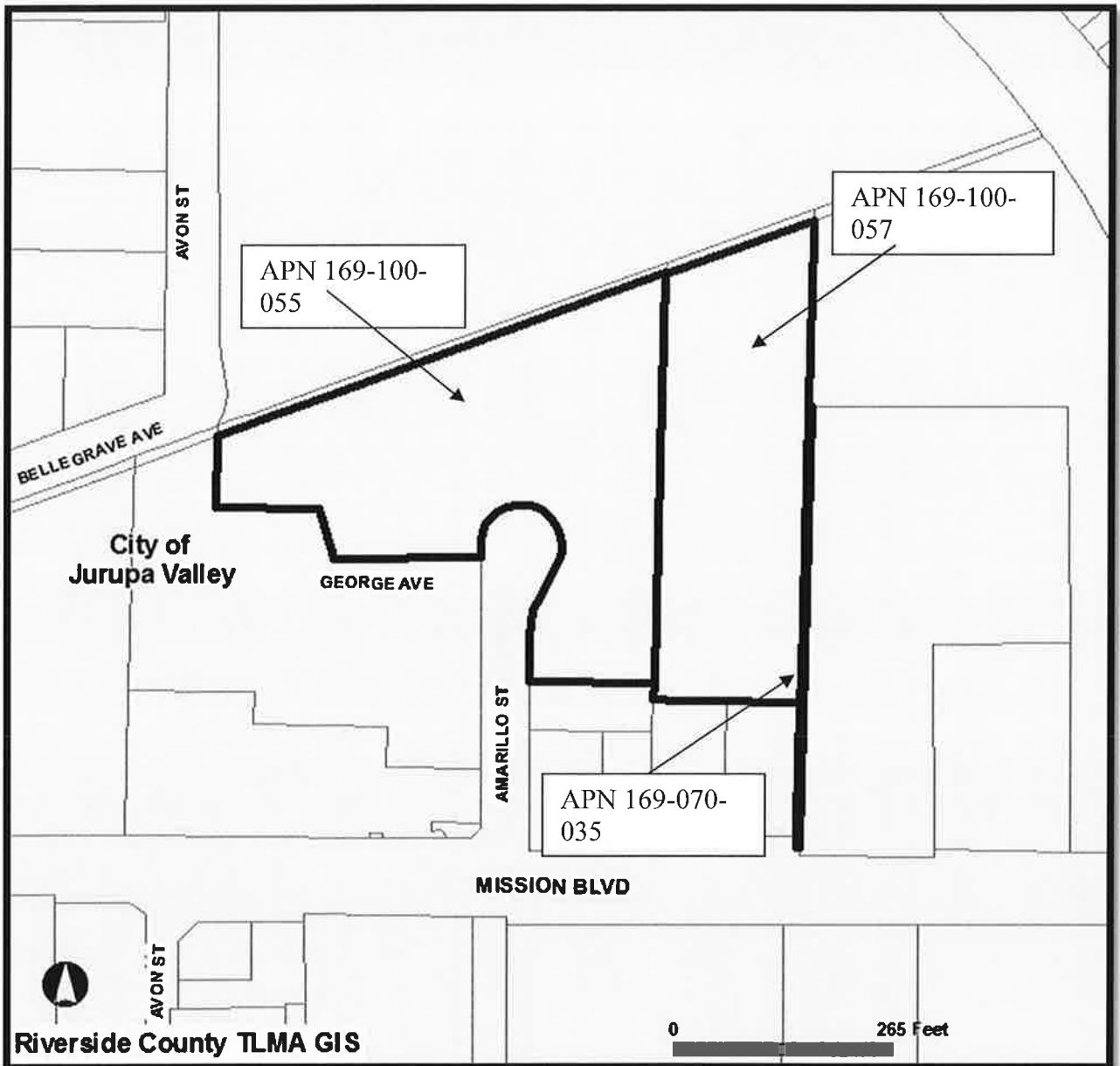
EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN GRANT DEEDS RECORDED APRIL 22, 2008 AS INSTRUMENT NO. 2008-0199763 OF OFFICIAL RECORDS AND SAID PORTIONS AS SHOWN ON PAGES 9 AND 10 AS CONVEYED BY BOOK 137 OF RECORD OF SURVEYS PAGES 99-113, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (APN: 169-070-035-1 formerly APN 169-070-003)

THE WESTERLY 4 FEET OF THAT PORTION OF LOT 3 OF LA BONITA TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;
THENCE NORTH ON THE WEST LINE OF SAID LOT TO A POINT IN THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID LOT, CONVEYED TO HARRY O. NORTHRUP AND WIFE, BY DEED FILED FOR RECORD NOVEMBER 25, 1924 IN BOOK 621, PAGE 334 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE EAST ON THE SOUTH LINE OF SAID NORTH 5 ACRES, 165 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT;
THENCE WEST ON SAID SOUTH LINE, 165 FEET TO THE POINT OF BEGINNING.

**Property
Site Map**
APNs: 169-100-055, 169-100-057 and 169-070-035
Acres: 5.6





Notice of Determination

To:
 Office of Planning and Research
For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public Housing Authority of the
Agency: County of Riverside
Address: 5555 Arlington Avenue
Riverside, CA 92504
Contact: Mervyn Manalo, Housing Specialist
Phone: (951) 343-5495

County Clerk
County of: Riverside
2724 Gateway Drive
P.O. Box 751
Address: Riverside, CA 92502-0751

Lead Agency (if different from above):
Address: City of Jurupa Valley
8304 Limonite Avenue Suite "M"
Jurupa Valley, CA 92509
Contact: Annette Tam, Associate Planner
Phone: (951) 332-6464

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Jurupa Valley Enriched Veterans Neighborhood Project

Project Location (include county): County of Riverside-Assessor Parcel Numbers 169-100-055, 169-100-057 and 169-070-035

Project Description:

The Housing Authority of the County of Riverside (Authority) intends to sell and convey property for the development and construction of 26 single-family homes affordable to lower income, first time homebuyers for a period of 45 years from the recorded notice of completion for each home. The potential environmental effects of the housing project were fully studied in the Initial Study Checklist/Mitigated Negative Declaration (ISC/MND), which was prepared by the City of Jurupa Valley, as Lead Agency, in connection with Master Application 1463, and approved on March 19, 2015 by the Jurupa Valley City Council. Pursuant to CEQA Guidelines section 15096(f) the Authority, as a Responsible Agency, complies with CEQA by considering the environmental effects of the project as provided for in the ISC/MND. The Authority has received and considered the ISC/MND. The project will not result in any new significant environmental effects not identified in ISC/MND, nor will it substantially increase the severity of the environmental effects identified in ISC/MND. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible.

Project Sponsor: Habitat for Humanity Riverside, Inc.

This is to advise that the Housing Authority of the Board of Commissioners approved the above project on

Lead agency or Responsible Agency

April 14, 2015 and has made the following determinations regarding the above described project:
(tentative date)

- 1. The Housing Authority of the County of Riverside considered the Initial Study Checklist/Mitigated Negative Declaration under Master Application 1463 as prepared and adopted by the City of Jurupa Valley.
- 2. The project will not have a significant effect on the environment.

The Mitigated Negative Declaration is available to the General Public at:

Housing Authority of the County of Riverside
5555 Arlington Avenue, Riverside, CA 92504

Signature: (Public Agency) _____ Title: Tom Fan, Principal Development Specialist,
Housing Authority of the County of Riverside

Date: _____ Date received for filing at OPR: _____

**Summary Report Pursuant To
California Health and Safety Code Section 33433
On A Disposition and Development Agreement
By and Between
The Housing Authority of the County of Riverside County
and
Habitat for Humanity Riverside, Inc.**

The following Summary Report has been prepared pursuant to California Health and Safety Code Section 33433 (“Section 33433”). The Summary Report sets forth certain details of the proposed Disposition and Development Agreement (“Agreement”) between the Housing Authority of the County of Riverside (“Housing Authority”) and Habitat for Humanity Riverside, Inc. (“Habitat”). After satisfaction of certain conditions precedent, the Agreement requires the Housing Authority to convey to Habitat approximately 5.3 acres of residentially zoned vacant real property located on the north side of Mission Boulevard, at the terminus of Amarillo Street, in the City of Jurupa Valley identified as Assessor’s Parcel Numbers 169-100-055, 169-100-057 and 169-070-035 (“Site”) for the development and construction thereon of 26 for sale single-family homes to be sold to and occupied by lower income households whose incomes do not exceed 80% percent of the County area median income, adjusted for family size, as defined by California Health and Safety Code Section 50079.5, with related infrastructure, parking, common areas and open space (collectively, the “Project”). A copy of the proposed Agreement is attached hereto as Attachment C.

The Housing Authority is a California housing authority acting under the California Housing Authorities Law, Part 2 of Division 24 of the Health and Safety Code (the “Housing Authorities Law”).

Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484 (“Dissolution Act”), added Parts 1.8 and 1.85 to Division 24 of the California Community Redevelopment Law (Health and Safety Code sections 33000 et seq., the “CRL”). The Redevelopment Agency for the County of Riverside (“RDA”) was dissolved on February 1, 2012 such that the RDA is now deemed a former redevelopment agency under Health and Safety Code section 34173. Pursuant to Health and Safety Code Section 34176 (a), and Housing Authority Resolution Nos. 2012-035, 2012-001 and 2012-005, all housing functions previously performed by the former RDA, including related rights, powers, duties, obligations, and housing assets (excluding amounts in the Low and Moderate Income Housing Fund and enforceable obligations retained by the successor agency) were transferred to the Housing Authority. As such, the Housing Authority now owns the Site.

The proposed conveyance of the Site for development to Habitat is subject to the reporting requirements imposed by Section 33433. Section 33433 requires the conveying entity to prepare a report that summarizes the following information in connection with the disposition and development transaction for the Site:

- (i) The cost of the agreement to the agency, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the agency, plus the expected

interest on any loans or bonds to finance the agreements.

(ii) The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the plan.

(iii) The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease. If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the redevelopment plan, then the agency shall provide as part of the summary an explanation of the reasons for the difference.

(iv) An explanation of why the sale or lease of the property will assist in the elimination of blight, with reference to all supporting facts and materials relied upon in making this explanation.

It is the intent of this Summary Report to meet all of the Section 33433 requirements and provide the required information and data. This Summary Report is based upon the information contained within the Agreement, and is organized into the following seven sections:

1. **Salient Points of the Agreement:** This section summarizes the major responsibilities imposed on the Housing Authority and Habitat in the Agreement.
2. **Cost of the Agreement to the Housing Authority:** This section details the total cost to the Housing Authority associated with implementing the Agreement.
3. **Estimated Value of the Interests to be Conveyed Determined at the Highest Use Permitted Under the Existing Zoning:** This section estimates the value of the interest to be conveyed determined at the highest use permitted under the Site's existing zoning.
4. **Estimated Reuse Value of the Interests to be Conveyed:** This section summarizes the valuation estimate for the Site based on the required scope of development, and the other conditions and covenants required by the Agreement.
5. **Consideration Received and Comparison with the Established Value:** This section describes the compensation to be received by the Housing Authority, and explains any difference between the compensation to be received and the established value of the Site.
6. **Blight Elimination:** This section describes the existing blighting conditions on the Site, and explains how the Agreement will assist in alleviating the blighting influence.
7. **Conformance with the AB 1290 Implementation Plan:** This section describes how the Agreement achieves the goals identified in the adopted AB 1290 Implementation Plan for the Jurupa Valley Project Area.

1. SALIENT POINTS OF THE AGREEMENT

Description of the Site and Project

The property to be conveyed by the Housing Authority to Habitat is approximately 5.3 acres of residentially zoned vacant land owned by the Housing Authority located 420 feet north of Mission Boulevard at the terminus of Amarillo Street in the City of Jurupa Valley County of Riverside identified as Assessor's Parcel Numbers (APN) 169-100-055, 169-100-057 and 169-070-035, legally described in **Exhibit A** attached hereto and incorporated herein by this reference ("Site"). The Site is depicted on the Site Map attached hereto as Exhibit **B** and incorporated herein by this reference.

The Site was assembled by the former RDA from groups of parcels acquired over the years. On February 27, 2001, the former RDA Board of Directors adopted Resolution No. 2001-002 authorizing the purchase of nine parcels of approximately 5.32 acres for \$525,000 plus escrow fees. Of the 5.32 acres, 3.24 acres (APN 169-100-055) is incorporated into the Site. On December 7, 2004, the former RDA Board of Directors adopted Resolution No. 2001-002 to purchase two parcels of approximately 5.5 acres (APN 169-100-057) for \$320,000 plus escrow fees. Of the 5.5 acres, 2.27 acres is incorporated into the Site. On January 31, 2011, a 0.05 acre 4 foot strip of land (APN 169-070-035) was acquired for \$7,428 for incorporation into the Site. The Site consists of approximately 5.3 acres. Pursuant to the Dissolution Act, the Site was transferred by the Successor Agency to the former RDA to the Housing Authority pursuant to the Housing Asset Transfer list approved by the California Department of Finance on February 15, 2013.

The former RDA acquired the property primarily for the purpose of carrying out its obligation to eliminate blight and for future development. When the Site was purchased by the former RDA, the Site consisted of vacant land. Due to the elimination of redevelopment in California, and the lack of available financing to construct affordable housing on the Site, the Housing Authority determined that the best use for the Site would be to enter into a disposition and development agreement requiring the development of affordable for sale single-family housing.

Scope of Development

The proposed scope of development includes the development and construction on the Site of 26 new residential single-family units, 8 of which shall be 4 bedrooms and a minimum of 1,500 square feet, and 18 of which shall be 3 bedrooms and a minimum of 1,300 square feet (Units), with related infrastructure, parking, common areas and open space improvements, and the sale of the Units to qualified Lower Income First Time Homebuyers for an affordable sales price ("Project"). Residents and families of the enriched neighborhood Project will have an opportunity to benefit from a number of classes and services provided by non-profit and social service partnerships including, but not limited to, financial management, budgeting, home repair, home maintenance, veteran counseling, nutrition, gardening, computer training, employee training, workforce development, tutoring and higher education training.

The term "Lower Income" used herein shall have the meaning set forth in Health and Safety Code Section 50079.5 (i.e., 80 percent (80%) of area median income, adjusted for family size).

The term “First Time Homebuyer” used herein shall mean an individual and his or her spouse who have not owned a home during the three (3)-year period immediately preceding the purchase of the Unit, except that an individual may not be excluded from consideration as a First Time Homebuyer on the basis that the individual owns or owned, as a principal residence during the 3-year period immediately preceding the purchase of the Unit, a dwelling unit whose structure is not permanently affixed to a permanent foundation in accordance with local or other applicable regulations.

Habitat Responsibilities

The Agreement requires Habitat to accept the following responsibilities:

1. Habitat must accept conveyance of the Site in an “as-is” condition.
2. Habitat shall pay to the Housing Authority \$1 to purchase the Site, subject to the development obligations and sale and occupancy restrictions set forth in the proposed Agreement.
3. Habitat shall pay all escrow fees.
4. Habitat shall reserve all Units constructed on the Site for Lower Income households whose incomes do not exceed 80% percent of the County area median income, adjusted for family size, as defined by California Health and Safety Code Section 50079.5.
5. Habitat shall develop the Site pursuant to the Scope of Development attached to the Agreement.
6. Habitat is responsible for obtaining all necessary entitlements to carry out the entire Scope of Development.
7. Habitat shall cause all Units to be sold to and occupied by income qualified Lower Income households by causing affordable housing re-sale restrictions and a Grant Deed Addendum, attached to the Agreement, to be recorded against each Unit. The Units shall remain restricted for a period of no less than 45 years.
8. Habitat must secure all financing pursuant to the Agreement and the Schedule of Performance attached to the Agreement.

Housing Authority Responsibilities

In consideration for Habitat’s promises, covevants and obligations set forth in the proposed Agreement, the Agreement requires the Housing Authority to convey the Site to Habitat for the purchase price of \$1, subject to Habitat’s satisfactions of the terms and conditions set forth therein.

2. COST OF THE AGREEMENT TO THE FORMER RDA AND THE HOUSING AUTHORITY

The cost of acquiring the Site borne by the former RDA is approximately \$459,238. Such cost includes estimated land value based on appraisals conducted in the surrounding area, consideration paid for land, consulting fees, appraisal costs, title expenses and various other costs and expenses. The foregoing figure relating to the cost of the Agreement is an estimated amount and does not include either an allocation of interest or an allocation of the cost of staff time expended on the acquisition of the Site.

Costs Incurred

Land Acquisition

$$\text{APN 169-100-055} \quad \frac{\$525,000}{5.32 \text{ acres}} = \frac{\text{A}}{3.24 \text{ acres}} \quad \text{A} = \$ 319,737$$

$$\text{APN 169-100-057} \quad \frac{\$320,000}{5.5 \text{ acres}} = \frac{\text{B}}{2.27 \text{ acres}} \quad \text{B} = \$132,073$$

$$\text{APN 169-070-035} \quad \text{C} = \$7,428$$

Site acquisition cost (A + B + C) = \$459,238

3. ESTIMATED VALUE OF THE INTEREST TO BE CONVEYED DETERMINED AT THE HIGHEST USE PERMITTED UNDER THE EXISTING ZONING

Section 33433 requires the Housing Authority to identify the value of the interests being conveyed at the highest use allowed by the Site's current zoning. The valuation must be based on the assumption that near-term development is required, but the valuation does not take into consideration any extraordinary use, quality and/or income restrictions that are being imposed on the development by the Housing Authority.

In an Appraisal Report prepared by Michael J. Francis, MAI, dated June 20, 2014 (Appraisal Report), the appraiser, concluded that given the Site's current zoning and the General Plan, and considering the current market conditions and property uses in the immediate and greater surrounding areas, the highest and best use of the Site is possibly higher density residential development which would be subject to the affordable housing restrictions required by the Housing Authority.

Notwithstanding the affordable housing restrictions required by the Housing Authority, the appraiser utilized a Sales Comparison Approach and determined under Premise 1 Value Estimate, the current "as is" Fair Market Value of the Fee Simple Estate of the Site is \$790,000, assuming the Highest and Best Use of the subject property is for higher density multifamily development.

4. ESTIMATED REUSE VALUE OF THE INTERESTS TO BE CONVEYED

This section summarizes the valuation estimate for the Site based on the required scope of development, and the other conditions, covenants and income restrictions required by the Agreement.

According to the appraisal, land residual analysis showed that the Site currently has a negative residual land value which indicates that the proposed subject development is currently not

economically feasible to build, from a Highest and Best Use standpoint, without assistance from a public subsidy.

Under Premise 2 Value Estimate, the appraiser determined the average home price for a 1,245 square foot house was \$224,000 and the total potential maximum home sales proceeds for 26 homes would be \$5,824,000. By deducting 1% for miscellaneous expenses, the total potential maximum net home sales proceeds for 26 homes would be \$5,765,760. The Appraisal concluded that in consideration of the total development and construction budget for the project estimated at \$6,122,030, the estimated land residual value of the Site, assuming successful building entitlement and development of 26 single-family homes, is approximately -\$356,270.

5. CONSIDERATION RECEIVED IN COMPARISON WITH THE ESTABLISHED VALUE

The Agreement requires the Housing Authority to convey the Site to Habitat for a purchase price of \$1 which exceeds the estimated land residual value of -\$356,270.

6. BLIGHT ELIMINATION

The Site consists of vacant land located 420 feet north of Mission Boulevard at the terminus of Amarillo Street in the City of Jurupa Valley. Development of the Project on the Site will provide much needed affordable homeownership opportunities, fill in a gap of vacant land which had been occupied by homeless encampments, and eliminate the blighting conditions caused by the improper and underutilization of the land. The Project will increase employment during the construction phase. Thus, the proposed Project fulfills the blight elimination requirement imposed by Section 33433.

7. CONFORMANCE WITH THE AB 1290 IMPLEMENTATION PLAN

The Project meets the following goals called out in the Jurupa Valley Project Area Implementation Plan 2009-2014 adopted pursuant to Health and Safety Code Section 33490:

Construction of residential housing on underdeveloped vacant land will assist the County to eliminate and prevent the acceleration of physical blight and to encourage the better utilization of real property and spur new private enterprise investment.

ATTACHMENT A

LEGAL DESCRIPTION

All that certain real property in the City of Jurupa Valley, County of Riverside, State of California, described as follows:

PARCEL A: (APN: 169-100-055-1 AND 169-100-057-3)

PARCEL 2 OF PARCEL MAP NO. 34696, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 226, PAGES 95 TO 99, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN GRANT DEEDS RECORDED APRIL 22, 2008 AS INSTRUMENT NO. 2008-0199763 OF OFFICIAL RECORDS AND SAID PORTIONS AS SHOWN ON PAGES 9 AND 10 AS CONVEYED BY BOOK 137 OF RECORD OF SURVEYS PAGES 99-113, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (APN: 169-070-035-1 formerly APN 169-070-003)

THE WESTERLY 4 FEET OF THAT PORTION OF LOT 3 OF LA BONITA TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

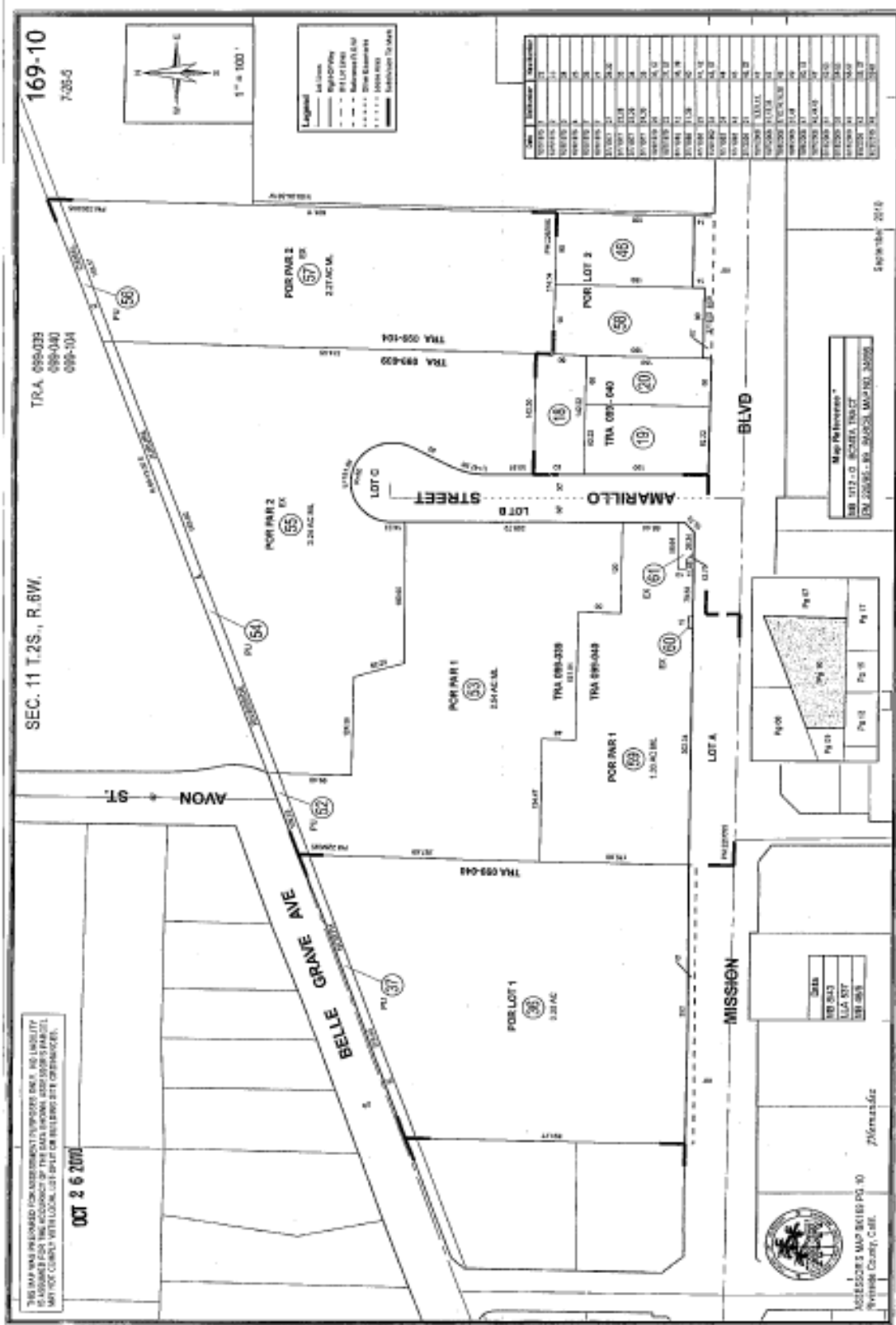
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;
THENCE NORTH ON THE WEST LINE OF SAID LOT TO A POINT IN THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID LOT, CONVEYED TO HARRY O. NORTHRUP AND WIFE, BY DEED FILED FOR RECORD NOVEMBER 25, 1924 IN BOOK 621, PAGE 334 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE EAST ON THE SOUTH LINE OF SAID NORTH 5 ACRES, 165 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT;
THENCE WEST ON SAID SOUTH LINE, 165 FEET TO THE POINT OF BEGINNING.

June 1, 2015

ATTACHMENT B

SITE MAP

(behind this page)



Initial Study Checklist/ Mitigated Negative Declaration

City of Jurupa Valley Master Application 1463:

General Plan Amendment 1403

Change of Zone 1404

Tentative Tract Map 36720

Site Development Permit 31456

for

Property Located 420 feet North of Mission Boulevard at the Terminus of Amarillo Street.



City of Jurupa Valley
8304 Limonite Avenue Suite "M"
Jurupa Valley, CA 92509
Contact: Annette Tam, Associate Planner
(951) 332-6464
Atam@jurupavalley.org

Applicant:

Habitat for Humanity
2180 Iowa Avenue
Riverside, CA 92506
Contact: Kathy Michalak
(951)787-6754 Ext. 115
KMichalak@habitatriverside.org

Public Review Draft: December 29, 2014

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MASTER APPLICATION 1463 SUMMARY

A. General Plan Amendment (GPA1403)

GPA 1403 seeks to modify the underlying General Plan land use designations for the subject property from Highest Density Residential, High Density Residential, and Commercial Retail to Medium High Density Residential to allow residential development at 4.9 dwelling units per gross acre.

B. Change of Zone (CZ1401)

CZ 1404 seeks to modify the underlying zoning designations for the subject property from R-3-525, R-3-4,000, & R-3 (General Residential) to R-6 (Residential Incentive) to allow a Planned Residential Development with a minimum lot size of 5,000 square feet.

C. Tentative Tract Map (TTM 36720)

TTM 36720 proposes to subdivide the 5.3 gross acre site into 26 single-family residential lots with a minimum lot size of 5,000 square feet, a small neighborhood park (less than one acre) and a pocket park (named "Recognition Tree Park" in the Development Plan), as well as roadways and other supporting infrastructure.

D. Site Development Permit (SDP 31456)

SDP 31456 proposes a Planned Residential Development in the R-6 zone. Planned Residential Development is a permitted use with an approved Site Development Permit. The overall development includes 26 single-family homes with open space and outdoor recreational facilities for the residents.

1.0. INTRODUCTION

1.1 Purpose of an Initial Study Checklist

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 an Initial Study Checklist 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 Checklist 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.

The Initial Checklist Study provides a factual basis for a Negative Declaration, Mitigated Negative Declaration, or serves to focus an Environmental Impact Report on the significant effects of a project.

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 Checklist 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 Checklist/Mitigated Negative Declaration Document

This document in its entirety is an Initial Study Checklist/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 Checklist/Mitigated Negative Declaration

This Initial Study Checklist/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 will be noticed to the general public in the *Riverside County Record*, 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 Checklist/Mitigated Negative Declaration and its associated Mitigation Monitoring Reporting Program and technical reports are available for public review. During the 20-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 20-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 Checklist/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 City of Jurupa Valley Planning Commission for review as part of their deliberations concerning the Project.

For this Project, the Jurupa Valley Planning Commission has the authority to recommend, conditionally recommend, or not recommend the Project for approval to the Jurupa Valley City Council. The Jurupa Valley City Council has exclusive authority to approve, conditionally approve, or deny the Project. Accordingly, public hearings will be held before the Jurupa Valley Planning Commission and City Council to consider the proposed Project, any comments received and make a determination on the adequacy of this Initial Study Checklist/Mitigated Negative Declaration.

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

1.5 Initial Study Checklist/Mitigated Negative Declaration Findings and Conclusions

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

The Initial Study Checklist determined that implementation of the proposed Project would result in **no impacts or less than significant** environmental impacts to the environment under the following issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Geology and Soils
- Greenhouse Gas Emission
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Noise

Habitat for Humanity (MA 1463)
Initial Study Checklist/Mitigated Negative Declaration
December 29, 2014

- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic, and
- Utilities and Service Systems

The Initial Study Checklist determined that the proposed Project would result in **potentially significant effects** to the following issue areas, but the Project Applicant 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
- Land Use and Planning

The Initial Study Checklist 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 as revised may have a significant effect on the environment. Therefore, based on the findings of the Initial Study Checklist, 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 City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco to the south, City of Eastvale to the west, and City of Riverside to the east. (Refer to Exhibit 1, *Regional Vicinity Map*). Specifically, the property is located approximately 420 feet north of Mission Boulevard at the terminus of Amarillo Street. (Refer to Exhibits 1 and 2).

The Project site includes the following Assessor Parcel Numbers:

- 169-100-055
- 169-100-057
- 169-070-035

2.2 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]).

In the case of the proposed Project, the Initial Study Checklist determined that a Mitigated Negative Declaration is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation. Thus, the environmental setting for the proposed Project is the approximate date that the Project's Initial Study Checklist commenced in June 2014.

The Project site consists of approximately 5.3 gross acres. The site is primarily rough-graded land with a minimal amount of non-native ruderal vegetation. Topography of the site is relatively flat. The average elevation of the site is 768-776 feet above mean sea level and slopes to the southwest. Primary access to the site is provided from Amarillo Street off Mission Boulevard. Surrounding land uses are shown on Table 1.

Table 1. Existing Land Uses

Location	Existing Use
Site	Vacant
North	Mobile Home Park
South	Commercial Businesses/Residence
East	Mobile Home Park/Church/Vacant
West	Mission Village Senior Apartments
<i>Source: Field Inspection, June 2014</i>	

2.3 Existing General Plan Land Use and Zoning Designations

The City of Jurupa Valley is an incorporated city of Riverside County, California. Prior to its incorporation, the area was governed by Riverside County. On March 8, 2011, voters approved a ballot measure designated "Measure A" to incorporate the area into its own city. As a result, the City of Jurupa Valley became an incorporated city on July 1, 2011.

City of Jurupa Valley Ordinance Nos. 2011-01 and 2011-10 adopted all ordinances and resolutions of the County of Riverside in effect as of July 1, 2011 (including land use ordinances and resolutions), to remain in full force and effect as City Ordinances. As such, development activities that occur in the City of Jurupa Valley are regulated by the Riverside County General Plan ("City of Jurupa Valley Plan"), including the Jurupa y Area Plan and applicable portions of the Eastvale Area Plan, and *Riverside County Zoning Ordinance* (Ordinance No. 348) and Subdivision Ordinance (Ordinance No. 460) that were in effect on July 1, 2011, unless otherwise superseded by a City ordinance or resolution.

The General Plan is divided into a number of Area Plans that provide additional guidance for development and more specific land use designations under each Foundation Component category. Thus, each property has a Foundation Component land use designation and a more descriptive Area Plan designation. The Foundation Component designation for the Project site is Community Development.

The Area Plan (i.e. General Plan) land use designations currently assigned to the Project site are Highest Density Residential (20 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), and Commercial Retail. The Highest Density Residential designation applies to approximately 25% of the site and the High Density Residential designation applies to approximately 75% of the site. The Commercial Retail designation applies to a narrow strip of land located on the eastern boundary of the Project site and is approximately 2,178 square feet in size and is most likely a parcel previously used for access.

Policy Areas

Policy Areas apply to portions of the General Plan that contain special or unique characteristics that merit detailed attention and focused planning policies. The Project site is located within the *Mission Boulevard Policy Area* which states: *“Vacant and/or aging buildings along with numerous vacant lots are scattered throughout many of the commercially designated commercial corridors in Jurupa, including those along Mission Boulevard in Glen Avon. This policy area is intended to facilitate optimum development of these infill properties and stimulate economic development of the communities served by Mission Boulevard.”*

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

Table 2. Existing General Plan and Zoning Designations

Location	General Plan Designation	Zoning Designation
Site	Highest Density Residential (20 du’s per gross acre), High Density Residential (8-14 du’s per gross acre), and Commercial Retail	R-3-525, R-3-4,000, & R-3 (General Residential)
North	Medium High Density Residential (5-8 du’s per gross acre)	R-D (Regulated Development Area)
South	Highest Density Residential (20 du’s per gross acre) and Commercial Retail	R-3-525, R-3-4,000 & C-1/C-P (General Commercial)
East	Medium High Density Residential (5-8 du’s per gross acre) and Commercial Retail	R-D(Regulated Development Area) & C-1/C-P (General Commercial)
West	Highest Density Residential (20 du’s per gross acre) and Commercial Retail	R-3-525 & C-1/C-P (General Commercial)
<i>Source: City of Jurupa Valley-General Plan Land Use Map, City of Jurupa Valley-Existing Zoning Map</i>		

2.4 Project Description

The Project Applicant, Habitat for Humanity, submitted the following applications to the City of Jurupa Valley, which comprise the proposed Project: General Plan Amendment (GPA 1403) Change of Zone (CZ 1404) Tentative Tract Map (TTM 36692), and Site Development Permit (SDP 31456). Collectively, the City of Jurupa Valley refers to these applications as Master Application (MA) No. 1463. In addition, due to the use of former Redevelopment Low and Moderate Income Housing Funds to acquire the property, this is an affordable housing project. Pursuant to Health and Safety Code 33334.3, housing developed on the property must remain available at affordable housing cost to, and occupied by, persons and families of low income for a period of not less than 45 years. Disposition and Development Agreement No. HASA2-15-001 by and between the Housing Authority of the County of Riverside (“Authority”) and Habitat for Humanity Riverside proposes to convey land owned by Authority to Habitat for Humanity Riverside for the development and construction of 26 affordable single-family homes to carry out Authority’s obligation to eliminate blight and provide safe and decent affordable housing.

The Project's application materials are on file with the City of Jurupa Valley Planning Department (8304 Limonite Avenue, Suite "M," Jurupa Valley, CA 92509) and are hereby incorporated by reference.

A. General Plan Amendment (GPA1403)

GPA 1403 seeks to modify the underlying General Plan land use designations for the subject property from Highest Density Residential, High Density Residential, and Commercial Retail to Medium High Density Residential to allow residential development at 4.9 dwelling units per gross acre.

B. Change of Zone (CZ1401)

CZ 1404 seeks to modify the underlying zoning designations for the subject property from R-3-525, R-3-4,000, & R-3 (General Residential) to R-6 (Residential Incentive) to allow a Planned Residential Development with a minimum lot size of 5,000 square feet.

C. Tentative Tract Map (TTM 36720)

TTM 36720 proposes to subdivide the 5.3 gross acre site into 26 single-family residential lots with a minimum lot size of 5,000 square feet, a small neighborhood park (less than one acre) and a pocket park (named "Recognition Tree Park" in the Development Plan), as well as roadways and other supporting infrastructure.

The above land uses and other on-site improvements are further described as follows:

Single-Family Residential

Residential lot sizes range from 5,001 square feet to 9,905 square feet. However, the majority of the lot sizes are within the 5,005 square foot range. The Project proposes a density of 4.9 dwelling units per gross acre.

Neighborhood Park

The Neighborhood Park is approximately 22,500 sq. ft. (0.52 of an acre) (SIZE WILL CHANGE) in size. The park includes a turf area, a half-court basketball court, a child's playground, and barbeque areas.

Pocket Park "Recognition Tree Park"

The pocket park is a place for reflection and recreation. A monument that honors the veterans will be installed in the park. The park will also include gardens and an area for dogs. The design of the Dog Park provides running and play space for dogs (lawn space), and also a buffer to Avon Street to the north-west.

On-Site Street Improvements

Access to the Project site is from Amarillo Street, which is an existing improved roadway within a 60-foot right-of-way. Amarillo Street connect to proposed Street "D."

Interior streets are proposed to be improved as Private Streets with a 56 foot right-of-way. Improvements include 2 travel lanes, curb, gutter and sidewalk.

On-Site Utility and Drainage Improvements

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. Water is available to serve the Project site from an existing 12-inch diameter water line in Mission Boulevard. Sewer service is available for the Project site from an existing 8-inch sewer line in Mission Boulevard.

Water runoff from Lots 8-26 will be conveyed to the interior streets of the Project site and then directed into the bio-retention areas located in the Neighborhood Park and the Recognition Tree Park. Water runoff from Lots 1-7 will be directed into bi-swales located along the street frontage for each of these lots. Ultimately the water runoff is discharged into the storm drain system in Amarillo Street and then Mission Boulevard.

D. Site Development Permit (SDP 31456)

SDP 31456 proposes a Planned Residential Development in the R-6 zone. Planned Residential Development is a permitted use with an approved Site Development Permit. The overall development includes 26 single-family homes with open space and outdoor recreational facilities for the residents.

E. Off-Site Improvements

No off-site improvements are proposed. All street, utility, and drainage improvements will connect to existing systems located adjacent to the Project boundaries.

F. Construction Schedule

Houses will be constructed based on market demand and absorption. Construction is expected to commence sometime in 2015 and would occur in several general phases... The Project Applicant expects the following time durations for the construction process, which would be somewhat sequential but overlap in some cases:

- Site Preparation: 35-days
- Grading: 60 days
- Building Construction: 180 days
- Architectural Coatings: 86 days
- Paving: 10 days

Earthwork and Grading

Earthwork and grading details are based on proposed Tentative Tract Map 36720. The Project proposes 5,132 cubic yards (c.y.) of cut and 5, 132 c.y. of fill. Because the site is relatively flat and existing grades are generally the same as the surrounding roadways and adjacent properties, no import or export of soil is required and the site will balance on-site.

G. Operational Characteristics

The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots and in the on-site recreational facilities and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

Future Population

The Project would be developed with 26 single-family detached residential homes. Pursuant to population estimates prepared by the State Department of Finance, single-family detached units within the City are occupied by an average of 3.88 persons per dwelling unit (State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014). Therefore, using population generation estimates provided by the State, the proposed Project could increase the City of Jurupa Valley's population by up to 101 new residents if all the new residents currently reside outside the City limits.

The *General Plan* land use designations currently assigned to the Project site are Highest Density Residential (20 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), and Commercial Retail. The Commercial Retail designation applies to a narrow strip of land located on the eastern boundary of the Project site and is approximately 2,178 square feet in size and is most likely a parcel previously used for access. This area is not used for calculating the population estimates.

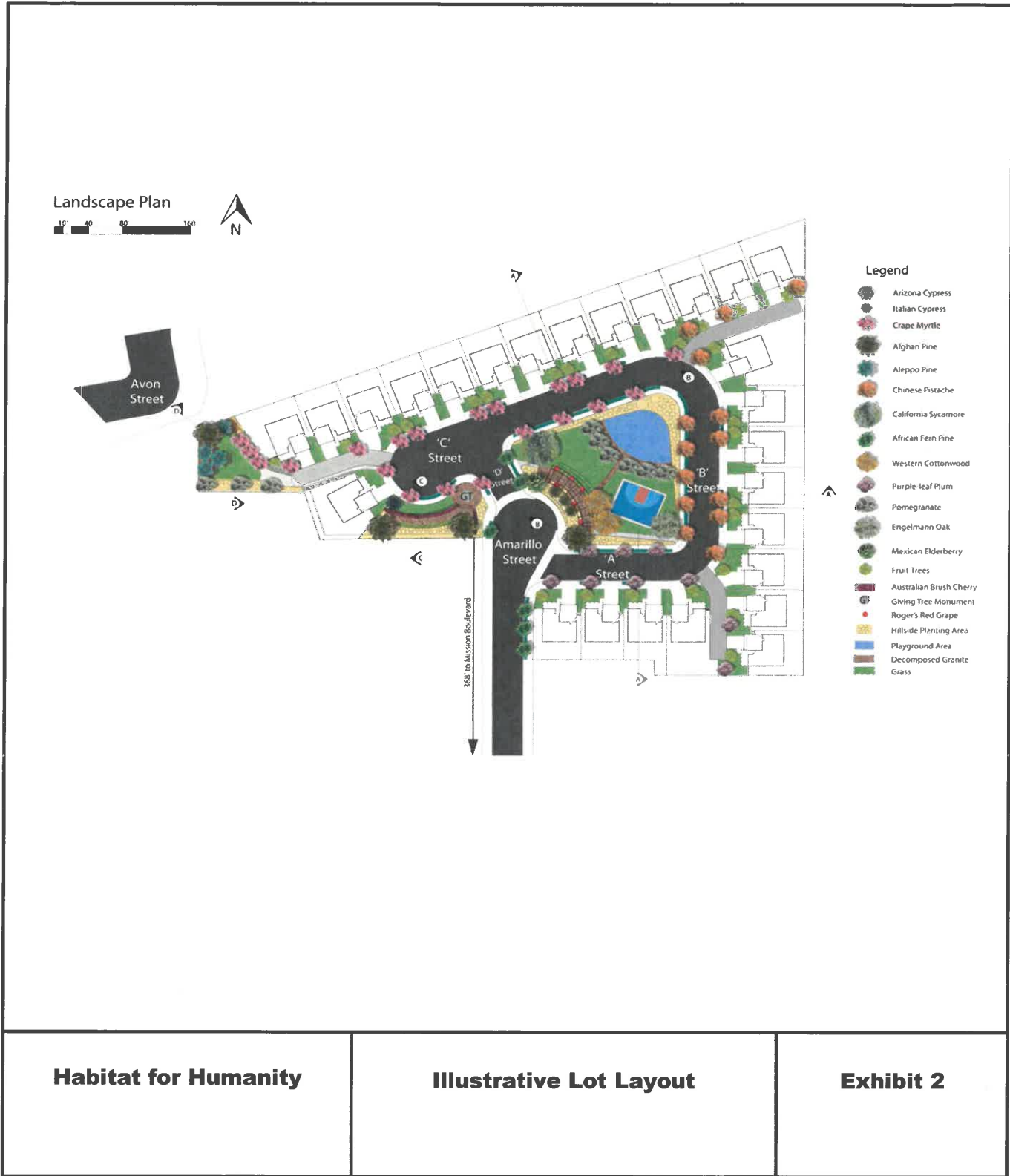
If the Project site were built out in accordance with its existing *General Plan* land use designations, a maximum of 68 residential dwelling units could be constructed on the property. (Highest Density Residential @25% = 0.81 acres x 20 units = 16 units; High Density Residential @ 75% = 2.43 acres x 14 units = 34 units; and Medium High Density Residential = 2.27 acres x 8 units = 18 units for a total of 68 units). The Project proposes 26 residential dwelling units which is below the maximum permitted under the *General Plan*.



Habitat for Humanity

**Location Map
Aerial Photo
APNs 169-100-055,057,169-070-035**

Exhibit 1



Habitat for Humanity

Illustrative Lot Layout

Exhibit 2

3.0 INITIAL STUDY/ENVIRONMENTAL 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 seventeen (17) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

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

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 will 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 Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

Because none of the environmental factors above are “checked”, the Project does not require the preparation of an Environmental Impact Report.

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.


Signature

City of Jurupa Valley
Agency

Thomas G. Merrell, AICP, Planning Director
Printed Name/Title

12/30/14
Date

Appendices (On Compact Disk)

Appendix A. Biological Resources Walkover Review

Appendix B. Geotechnical Investigation

Appendix C. Phase I Environmental Site Assessment

Appendix D. Water & Sewer Letter

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. Substantially degrade the existing visual character or quality of the site and its surroundings?			■	
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: Less Than Significant Impact.

Sources: General Plan, Jurupa Area Plan, Google Earth, Project Application Materials

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to scenic vistas. This measure will be included in the Project’s Mitigation Monitoring and Reporting Program:

PPP 3.1-1 As required by the Development Plan for the Project, the proposed residential homes shall be limited to a maximum height limit of 35 feet.

Project Design Features (PDF)

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

Impact Analysis

The Project site is approximately 5.3 gross acres in size and is located in an area largely characterized by residential and commercial development. To the north, the site is bordered by a residential mobile home park. Several commercial businesses and a residence border the site on the south. A mobile home park, vacant land, and a church border the site to the east. The Mission Village Senior Apartments complex borders the site to the south and west.

The Project proposes to subdivide the 5.3 gross acre site into 26 single-family residential lots, one neighborhood park and pocket park, as well as roadways and other supporting infrastructure.

Landforms visible or periodically visible on clear days from the Project's vicinity include the Jurupa Mountains approximately ½ mile to the north and the Pedley Hills approximately 3.5 miles to the east.

According to the General Plan, scenic vistas are points, accessible to the general public, that provide a view of the countryside. More specifically, a scenic vista is defined as a publically accessible vantage point that provides expansive views of a highly valued landscape. For example, a scenic vista would provide publically accessible vantage points of the Santa Ana River, Jurupa Mountains/Pyrite Canyon, or the Pedley Hills or all three of these features.

As required by PPP 3.1-1 above, the residential structures proposed of the property are restricted to 35 feet in height and would not block or completely obstruct views from surrounding public roadways to the hills and mountains visible in the horizon under existing conditions.

Based on the analysis above, with implementation of PPP 3.1-1, impacts to scenic vistas would be less than significant and no mitigation measures are required.

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 Figure C-9 - Riverside County Scenic Highways, 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

Many state highways are located in areas of outstanding natural beauty. 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. According to the General Plan, the Project site is not adjacent to a County Scenic Highway. Therefore, construction and the long-term operation of the Project would have no impact on scenic resources within a scenic highway and no mitigation measures are required.

3.1 (c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to the visual character and quality of the site and its surroundings. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.1-2 As required by the City of Jurupa Valley Subdivision Regulations (Ordinance No. 460, Section 5.3 Planned Developments - Residential, Commercial, and Industrial), floor plans, elevations, landscape plans, wall and fence plans, and other items are required to be submitted with the tentative tract map. The document entitled *Jurupa Valley Veterans Enriched Neighborhood, TTM No. 366720* prepared by Formillus Architecture in conjunction with Gabel, Cook & Associates, Inc. dated November 2014 consists most of the required items by Section 5.3 of Ordinance No. 460. The document serves as the Development Plan for Tentative Tract Map No. 36720 and shall be enforced by the City of Jurupa Valley.

Project Design Features (PDF)

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

Impact Analysis

The Project site is 5.3 acres in size and is primarily rough-graded land with a minimal amount of non-native ruderal vegetation. The Project site is located in an area largely characterized by residential and commercial development. To the north, the site is bordered by a mobile home park. Several commercial businesses and a residence border the site on the south. A mobile home park, vacant land, and a church border the site to the east. The Mission Village Senior Apartments complex borders the site to the south and west.

Construction Impacts

During the Project's temporary construction period, construction equipment, supplies, and activities would be visible on the subject property from immediately surrounding areas. Construction activities are a common occurrence in the developing Inland Empire region of Southern California and are not considered to substantially degrade the area's visual quality. All construction equipment would be removed from the Project site following completion of the Project's construction activities. For these reasons, the temporary visibility of construction equipment and activities at the Project site would not substantially degrade the visual character of the surrounding area.

Operational Impacts

Development of the Project site would introduce residential development onto the site. The residential development will consist of single-family detached homes, with related improvements such as roadways, landscaping, walls, street lights, neighborhood park and a pocket park. These improvements would be implemented in accordance with the design standards contained in the

Development Plan prepared for the Project and would be compatible with the development that is adjacent to the Project site.

Based on the analysis above, with implementation of PPP 3.1-2, 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: Zoning Design Guidelines, Project Application Materials

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to light and glare. This measure would be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.1-3 As required by the City of Jurupa Valley Design Guidelines, Section II.H, outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to glare. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PDF 3.1-1 As required by the Project's Development Plan, building materials shall consist of stucco exterior with a variety of exterior accent materials (e.g. brick, stone, siding, pre-cast concrete, ceramic tile, timber).

Impact Analysis

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

PPP 3.1-3 requires that outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. PDF 3.1-1 requires that building materials shall consist of stucco exterior with a variety of exterior accent materials (e.g. brick, stone, siding, pre-cast concrete, ceramic tile, timber). These materials are non-reflective and will not contribute to glare.

Based on the analysis above, with implementation of PPP 3.1-3 and PDF 3.1-1, impacts would be less than significant and no mitigation measures are required.

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>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>				■
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				■
<p>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))?</p>				■
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				■
<p>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?</p>				■

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: Riverside County Important Farmland 2010", General Plan Multipurpose Open Space Element

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 site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. No mitigation measures are required.

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

Determination: No Impact.

Sources: Jurupa Valley General Plan Land Use Map, Jurupa Valley Zoning Map, "RCIP General Plan Land Use Designations – Zoning Consistency Guidelines"

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-3-525, R-3-4,000, and R-3 (General Residential). The proposed zoning is R-6 (Residential Incentive). Both of these zoning classifications are not considered agricultural zones.

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 Land Information System, the site is not under a Williamson Act Contract. As such, there is no impact. No mitigation measures are required.

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-3-525, R-3-4,000, and R-3 (General Residential). The proposed zoning is R-6 (Residential Incentive). No forest land, timberland, or timberland production occurs on the site so zoning for such uses or activities will not be impacted. Therefore, no impacts would occur and no mitigation measures are required.

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 consists of vacant land and does not contain forest land. Therefore, no impacts would occur and no mitigation measures are required.

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: General Plan Land Use Map, 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 is approximately 5.3 gross acres in size and is located in an area largely characterized by residential and commercial development. To the north, the site is bordered by a residential mobile home park. Several commercial businesses and a residence border the site on the south. A mobile home park, vacant land, and a church border the site to the east. The Mission Village Senior Apartments complex borders the site to the south and west. There is no land being used for agricultural purposes in the vicinity of the site. As such, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur. No mitigation measures are required.

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.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, 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

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 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 (including Jurupa Valley) 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 (PM10)	Nonattainment	Nonattainment
Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NOx)	Nonattainment	Attainment
Sulfur Dioxide (SO2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: South Coast Air Quality Management District, 2014

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 2012 Air Quality Management Plan *and* it is applicable to City of Jurupa Valley. The purpose of the 2012 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 2012 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 2012 Air Quality Management Plan.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issues 3.3 (b), (c), and (d), below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project’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 2012 Air Quality Management Plan.*

The growth forecasts used in the 2012 Air Quality Management Plan to project future emissions levels are based on the projections of the Regional Transportation Model utilized by the Southern California Association of Governments, which incorporates land use data provided by city and county General Plans, as well as assumptions regarding population number, location of population growth, and a regional housing needs assessment.

The General Plan land use designations currently assigned to the Project site are Highest Density Residential (20 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), and Commercial Retail. The Commercial Retail designation applies to a narrow strip of land located on the eastern boundary of the Project site and is approximately 2,178 square feet in size and is most likely a parcel previously used for access. This area is not used for calculating the population estimates.

If the Project site were built out in accordance with its existing *General Plan* land use designations, a maximum of 68 residential dwelling units could be constructed on the property. (Highest Density Residential @25% = 0.81 acres x 20 units = 16 units; High Density Residential @ 75% = 2.43 acres x 14 units = 34 units; and Medium High Density Residential = 2.27 acres x 8 units = 18 units for a total of 68 units). The Project proposes 26 residential dwelling units which is the maximum permitted under the *General Plan*.

The 2012 Air Quality Management Plan relied in part upon the City's General Plan for the growth forecast estimates used in the 2012 Air Quality Management Plan. As such, the Project would not exceed the assumptions in the 2012 Air Quality Management Plan because it does not exceed the growth forecasts contained in the 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 2012 Air Quality Management Plan. In addition, the Project would not exceed the growth assumptions in the 2012 Air Quality Management Plan. As such, the Project would be consistent with the 2012 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.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Project Application Materials

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:

- 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 California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District *Rule 1113, "Architectural Coatings"* and *Rule 431.2, "Sulfur Content of Liquid Fuels."* Adherence to *Rule 1113* limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to *Rule 431.2* limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.
- PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District *Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations"* and *Rule 1186.1, "Less-Polluting Street Sweepers."* Adherence to *Rule 1186* and *Rule 1186.1* reduces the release of criteria pollutant emissions into the atmosphere during construction.

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 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 Proposed Project's regional and localized air quality impacts are discussed below.

Regional Impact Analysis

As with any new development project, the Proposed Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. 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.

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

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2009)

Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model 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

Construction activities associated with the proposed Project will result in emissions of CO, VOCs, NOx, SOx, PM10, and PM2.5. Construction related emissions are expected from the following onsite and offsite construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coatings (Painting)

Assumptions for equipment use and duration used to estimate air quality emissions are shown in Table 5.

Table 5. Construction Equipment by Phase

Phase	Days	Equipment
Site Preparation	35-days	3-rubber tire dozers (8-hrs/day), 4 tractor/loader/backhoes (8-hrs/day)
Grading	60-days	1 excavator (8-hrs/day), 1 rubber tire dozer (8-hrs/day), 1 grader (8-hrs/day), 3 tractor/loader/backhoes (8-hrs/day)
Construction	180-days.	1 crane (7-hrs/day), 3 forklifts (8-hrs/day), 3 tractor/loader/backhoes (7-hrs/day), 1 generator set (8-hrs/day)
Paving	10-days	2 pavers (8-hrs/day), 2 rollers (8-hrs/day), 2 paving equipment (8-hrs/days)
Architectural Coating	86-days.	1 Air Compressor (6-hrs/day)
<i>Source: California Emissions Estimator Model</i>		

Table 6 shows the South Coast Air Quality Management District Regional Thresholds for construction emissions compared to the Project’s maximum daily summer emissions *without* utilizing Best Available Control Measures contained in South Coast Air Quality Management District regulatory requirements to present a “worst case scenario.”

Table 6. Maximum Daily Construction Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	58.20	11.93	44.23	0.05	21.58	12.89
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: SCAQMD and California Emissions Estimator Model</i>						

As shown in Table 6 above, construction related emissions would not exceed South Coast Air Quality Management District regional construction criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during construction and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis.

Long-Term Regional Operation Related Impacts

The proposed Project would be operated as a residential community. Typical operation of a residential community would include residents and visitors traveling to and from the proposed residences, parks, and general maintenance activities.

Table 7 shows the South Coast Air Quality Management District Regional Thresholds for operational emissions compared to the Project's maximum daily emissions during the summer months to present a "worst case scenario."

Table 7. Maximum Daily Operational Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	4.17	12.83	30.88	0.05	4.56	2.95
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: SCAQMD and California Emissions Estimator Model</i>						

As shown in Table 7 above, operational related emissions would not exceed South Coast Air Quality Management District regional operational criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis.

Based on the analysis above, regional air quality impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

Localized Impact Analysis

As previously discussed, the South Coast Air Quality Management District has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the national and/or state ambient air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds 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 (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM10) and particulate matter less than 2.5 microns in aerodynamic diameter (PM2.5). 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-Related Localized Emissions

Table 8 shows the South Coast Air Quality Management's Localized Significance Thresholds for construction emissions compared to the Project's maximum daily emissions.

Table 8. Summary of Construction Localized Emissions

Construction Activity	NOx	CO	PM₁₀	PM_{2.5}
Maximum Daily Emissions	58.15	44.19	7.31	6.8
SCAQMD Localized Threshold	277	1,577	13	8
Exceeds Threshold?	NO	NO	NO	NO
<i>Source: California Emissions Estimator Model</i>				

As shown on Table 8, operational emissions would not exceed Localized Significance Thresholds for PM₁₀ and PM_{2.5}.

Operational-Related Localized Emissions

Table 9 shows the South Coast Air Quality Management District’s Localized Significance Thresholds compared to the Project’s maximum localized emissions.

Table 9. Summary of Operational Localized Emissions

Operational Activity	NOx	CO	PM₁₀	PM_{2.5}
Maximum Daily Emissions	3.55	20.77	3.04	1.64
SCAQMD Localized Threshold	270	1,577	4	2
Exceeds Threshold?	NO	NO	NO	NO
<i>Source: California Emissions Estimator Model</i>				

As shown on Table 9, operational emissions would not exceed Localized Significance Thresholds for PM₁₀ and PM_{2.5}.

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. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

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.

Sources: California Emissions Estimator Model, South Coast Air Quality Management District, Air Quality Management Plan, CEQA Air Quality Handbook, Project Application Materials

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:

- 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 California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.
- PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Project Design Features (PDF)

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

Impact Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically been over the ambient air quality standard. It follows if a project exceeds the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

As discussed in Issue 3.3(b) above, the Project would not exceed the regional or localized significance thresholds for construction or operational activities. The Project would comply with

South Coast Air Quality Management District Rule 403 (fugitive dust control) during construction, as well as all other adopted Air Quality Management Plan emissions control measures. Per South Coast Air Quality Management District rules and mandates, as well the California Environmental Quality Act requirement that impacts be mitigated to the maximum extent feasible, these same requirements would also be imposed on all projects within the South Coast Air Basin area, which would include all related projects.

Based on the analysis above impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

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

Determination: Less Than Significant Impact.

Sources, South Coast Air Quality Management District, CALLEMod

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts related to substantial pollutant concentrations to sensitive receptors. These measures will be included in the Project's Mitigation Monitoring and Reporting Program:

- 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 California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."
- PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SO_x) into the atmosphere from the burning of fuel.
- PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

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. To the north, the site is bordered by a residential mobile home park. Several commercial businesses and a residence border the site on the south. A mobile home park, vacant land, and a church border the site to the east. The Mission Village Senior Apartments complex borders the site to the south and west. The residential uses adjacent to the site are considered sensitive receptors.

As indicated above under the discussion of Issue 3.3 (b)), the Project would 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. With implementation of PPP 3.3-1 through PPP 3.3-4, impacts would be further reduced to the maximum extent feasible.

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. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

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 does not include any the above identified uses and therefore would not produce objectionable odors during operation.

Construction activities both onsite and offsite could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities.

Based on the analysis above impacts would be less than significant and no mitigation measures are required. With implementation of PPP 3.3-5, impacts would be further reduced to the maximum extent feasible.

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 Game 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, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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 Game or U.S. Fish and Wildlife Service?*

Determination: Less Than Significant with Mitigation Incorporated.

Source: *Biological Resources Walkover Review (Appendix A)*

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:

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

Project Design Features (PDF)

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

Impact Analysis

The project area is almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No indication of habitat conducive to sensitive species was noted due to the highly disturbed nature of the site. No large burrows were found in the area and the particularly dense ruderal vegetation suggest poor habitat for burrowing owl. However, their presence cannot be ruled out because burrowing owls have been known to occupy disturbed sites. Mitigation is required.

Mitigation Measures (MM)

MM-BIO-1: Pre-Construction Burrowing Owl Survey. Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:

- a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.*
- b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.*

With implementation of Mitigation Measure BIO-1, impacts related to candidate, sensitive, or special status species are less than significant.

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: No Impact.

Source: *Biological Resources Walkover Review (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

The Project site is almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No indication of riparian habitat or other sensitive natural communities was noted due to the highly disturbed nature of the site. As such, there is no impact and no mitigation measures are required.

3.4(c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Determination: No Impact.

Source: *Biological Resources Walkover Review (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

Based on a field survey, the Project site does not contain any wetlands. As such, there are no impacts and no mitigation measures are required.

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: No Impact.

Source: Biological Resources Walkover Review (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

The Project site consists of approximately 5.3 gross acres and is predominantly surrounded by existing development. The project site is almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No indication of wildlife was noted due to the highly disturbed nature of the site. As such, there are no impacts and no mitigation measures are required.

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: Biological Resources Walkover Review (Appendix A)

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 almost entirely covered by disturbed, ruderal vegetation. Sporadic ornamental plant and tree species were also found on site. No species of trees are required to be preserved. There are no other ordinances in place protecting biological resources that are applicable to the Project. 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 Walkover Review (Appendix A), WRMSHCP.*

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*:

PPP 3.4-2 The project is required to comply with the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Plan.

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.

Based on the Biological Resources Walkover Review and a review of the Western Riverside County Multiple Species Habitat Conservation Plan:

- The Project site is not located within an MSHCP Criteria Area (area proposed for conservation).
- The Project site does not contain MSHCP riparian/riverine areas or vernal pools.
- The Project site does not will not impact any MSHCP Narrow Endemic Plant Species.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- No large burrows were found in the area and the particularly dense ruderal vegetation suggest poor habitat for burrowing owl. However, their presence cannot be ruled out because burrowing owls have been known to occupy disturbed sites. Mitigation is required.

Mitigation Measures (MM)

Mitigation Measure BIO-1 under Issue 3.4(a) above shall apply.

With implementation of Mitigation Measure BIO-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 as defined in CEQA Guidelines §15064.5?				■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		■		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		
d. 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: Riverside County Environmental Assessment No. 41196

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.*

The Project site was part of Tentative Parcel Map No. 34696 which was approved by Riverside County on March 11, 2008 and subsequently recorded. Parcel Map No. 34696 subdivided 9.98 gross acres into 2 residential parcels. Parcel 1 with 4.17 gross (3.95 net) acres and Parcel 2 with 5.81 gross (5.65 net) acres.

Parcel 1 of Parcel Map No. 34696 was developed with the Mission Village Senior Apartments. Parcel 2 (which is the Project site) was graded but not included as part of the apartment complex. The site is vacant and contains no structures.

Environmental Assessment No. 41196 was approved as part of Parcel Map No. 34696 and covered the Project site. Environmental Assessment No. 41196 determined that the proposed Project would not alter or destroy an historic site based on a Phase I Archaeological Survey Report prepared by L & L Environmental, Inc., dated June 15, 2007.

Therefore, there will be no impact to historical resources as a result of the Project and no mitigation measures are required.

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: Riverside County Environmental Assessment No. 41196

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.

The Project site was part of Tentative Parcel Map No. 34696 which was approved by Riverside County on March 11, 2008 and subsequently recorded. Parcel Map No. 34696 subdivided 9.98 gross acres into 2 residential parcels. Parcel 1 with 4.17 gross (3.95 net) acres and Parcel 2 with 5.81 gross (5.65 net) acres.

Parcel 1 of Parcel Map No. 34696 was developed with the Mission Village Senior Apartments. Parcel 2 (which is the Project site) was graded but not included as part of the apartment complex. The site is vacant and contains no structures.

Environmental Assessment No. 41196 was approved as part of Parcel Map No. 34696 and covered the Project site. Environmental Assessment No. 41196 determined that the Project would have a less than significant impact with mitigation based on a Phase I Archaeological Survey Report prepared by L & L Environmental, Inc., dated June 15, 2007. Therefore, the following mitigation measure is required.

Mitigation Measures (MM)

MM- CR-1: Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City that the previous grading on the Project site was monitored by a qualified archaeologist and any subsurface cultural resources were appropriately treated. If no such evidence is provided, then the Project Proponent shall implement the following program:

- a) A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.*
- b) Appropriate Native American representative(s) shall be allowed to monitor and have received or will receive a minimum of 15 days advance notice of grading activities. During grading operations in previously undisturbed soils, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.*

MM- CR-2: 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 and a representative of the appropriate Native American Tribe(s), 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 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). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. 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, 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 City of Jurupa Valley Planning Department and the Eastern Information Center.

With implementation of Mitigation Measures CR-1 and CR-2, impacts will be less than significant.

3.5(c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Determination: Less Than Significant Impact with Mitigation Incorporated.

Sources: Riverside County Land Information System

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

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.

According to the Riverside County Land Information System, the Project Site is located in a “High Sensitivity (High A) area for paleontological resources. As noted in the response to Issue 3.5 (a) above, the Project site has been graded and the potential for paleontological resources to be present at the Project site is considered low. Regardless, there is a potential to uncover paleontological resources during additional excavation and/or grading activities on the Project site. Therefore, the following mitigation measure is required.

Mitigation Measures (MM)

MM- CR-3: Paleontological Monitoring. Prior to the issuance of grading permits, the Project Proponent shall provide evidence to the City that the previous grading on the Project site was monitored by a qualified paleontologist and that no further paleontological monitoring is required. If no such evidence is provided, then the Project Proponent shall implement the following program:

- a) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.*
- b) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered.*
- c) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.*
- d) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.*
- e) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the City immediately.*
- f) 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 CR-3, impacts will be less than significant.

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

Determination: Less Than Significant Impact.

Sources: 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:

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 graded 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 GEOLOGY AND SOILS

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to 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?				■

3.6 (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: Riverside County Land Information System, Geotechnical Evaluation (Appendix B)

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 any Alquist-Priolo Earthquake Fault Zones, and no known faults underlie the site. The nearest mapped fault is located approximately 9 miles to the southwest of the Project site (Chino-Central fault). 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. No mitigation measures are required.

3.6 (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 Evaluation for Tract 36720 (Appendix B)

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 3.6-1 The project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with strong seismic ground shaking.

- PPP 3.6-2 The project is required to comply with the site-specific ground preparation and construction recommendations contained in Geotechnical Evaluation for Tract 36720, Project No. 1195-CR3, GeoTek Inc., June 23, 2014.

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 Standards Code* also known as California Code of Regulations Title 24 and the City Building Code as well as the Project’s *Geotechnical Evaluation*.

Based on the analysis above, with implementation of PPP 3.6-1 and PPP 3.6-2, impacts would be less than significant and no mitigation measures are required.

3.6 (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 Evaluation for Tract 36720 (Appendix B)

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 3.6-1 The project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with strong seismic ground shaking.
- PPP 3.6-2 The project is required to comply with the site-specific ground preparation and construction recommendations contained in Geotechnical Evaluation for Tract 36720, Project No. 1195-CR3, GeoTek Inc., June 23, 2014.

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.

Based on the analysis above, with implementation of PPP 3.6-1 and PPP 3.6-2, impacts would be less than significant and no mitigation measures are required.

3.6 (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: Geotechnical Evaluation for Tract 36720 (Appendix B)

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 Project site is generally level without significant slopes. As such, the site is not considered susceptible to seismically induced landslides. There are no impacts and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Sources: 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:

PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a *Stormwater Pollution Prevention Plan*. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

Note: A comprehensive discussion of erosion can be found in Section 3.9, Hydrology and Water Quality.

Project Design Features (PDF)

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

Impact Analysis

Soils in the project area have already been disturbed by previous mass grading. Therefore, the loss of topsoil is not a potential impact.

Soils in the project area are particularly prone to erosion during the grading phase, especially during heavy rains. Reduction of the erosion potential can be accomplished through implementation of a Storm Water Pollution Prevention Plan, which specifies best management practices for temporary erosion controls. Such measures typically include temporary catchment basins and/or sandbagging to control runoff and contain sediment transport within the Project site. Impacts are less than significant and no mitigation measures are required.

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

3.6(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 Evaluation for Tract 36720 (Appendix B)

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:

PPP 3.6-1 The project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with strong seismic ground shaking.

PPP 3.6-2 The project is required to comply with the site-specific ground preparation and construction recommendations contained in Geotechnical Evaluation for Tract 36720, Project No. 1195-CR3, GeoTek Inc., June 23, 2014.

Project Design Features (PDF)

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

Impact Analysis

The Project site is flat and gently sloping and contains no substantial natural or man-made slopes. There is no evidence of on-site landslides on or near the Project site, nor are there any exposed boulders that could result in rock fall hazards. As such, there will no impacts associated with landslides and rock fall hazards.

Based on the Riverside County Land Information System, the Project site is "susceptible" to subsidence. However, the Project's Geotechnical Evaluation indicates that the site's subsidence and collapse potential would be attenuated through removal of near surface soils down to a depth of three (3) to five (5) feet and replacement with properly compacted fill, which is included as a recommendation in the Project's Geotechnical Evaluation.

Lateral spreading is primarily associated with liquefaction hazards. As noted above under Issue 3.6(a) (3), the potential for liquefaction at the Project site is “negligible.” Therefore, impacts associated with lateral spreading would be less than significant. Also refer to responses 3.6(a) (2) through 3.6(a) (4) above.

Based on the analysis above, with implementation of PPP 3.6-1 and PPP 3.6-2, impacts would be less than significant and no mitigation measures are required.

3.6(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 Evaluation for Tract 36720 (Appendix B)

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:

PPP 3.6-1 The project is required to comply with the California Building Standards Code and City Building Code to preclude significant adverse effects associated with strong seismic ground shaking.

PPP 3.6-2 The project is required to comply with the site-specific ground preparation and construction recommendations contained in Geotechnical Evaluation for Tract 36720, Project No. 1195-CR3, GeoTek Inc., June 23, 2014.

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.

The *Geotechnical Investigation* prepared for the Project indicates that older alluvial materials consisting of silty sand and clayey sand were encountered in all of the exploratory borings. Based on the results of the laboratory testing performed on a soil sample of these materials, these materials possess a “very low” expansion potential.

Based on the analysis above, with implementation of PPP 3.6-1 and PPP 3.6-2, impacts would be less than significant and no mitigation measures are required.

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 the use of septic tanks or alternative waste water disposal systems. The Project would install domestic sewer infrastructure and connect to the Jurupa Community Service District's existing sewer conveyance and treatment system. As such, there are no impacts and no mitigation measures are required.

3.7 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?			■	

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

Determination: Less Than Significant Impact.

Source: California Emissions Estimator Model, Project Application Materials

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:

PPP 3.7-1 Prior to issuance of the first residential building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department 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 3.7-2 Prior to building permit issuance, the City shall verify that the following note is included on building plans.

“All installed appliances shall comply with California Code of Regulations Title 20 (Appliance Energy Efficiency Standards), which establishes energy efficiency requirements for appliances.”

Project contractors shall be required to ensure compliance with the note and permit inspection by City of Jurupa Valley staff or its designee to ensure compliance. The note also shall be specified in bid documents issued to prospective construction contractors.

PPP 3.7-3 Prior to the approval of landscaping plans, the City shall verify that all landscaping will comply with City Ordinance No. 859, “Water Efficient Landscape Requirements.” Project contractors shall be required to ensure compliance with approved landscaping plans.

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 GHG 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 GHGs, which when taken together may have a significant impact on global climate change.

A 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 residential projects:

- 1) Generate greenhouse gas emissions that exceeds the South Coast Air Quality Management District's project-level efficiency target of 4.8 metric tons of carbon dioxide equivalent (MTCO_{2e}) per service population (Service population is defined as the sum of the residential population and employees; a development's GHG emissions are divided by the service population to yield a GHG efficiency metric that is presented in terms of "metric tons of CO_{2e} per service population per year"; or
- 2) Generate greenhouse gas emissions that exceeds a screening threshold of 3,000 MTCO_{2e} per year. Residential projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO_{2e} 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 MTCO_{2e} per year require additional analysis and mitigation.

For purposes of this analysis, the 3,000 MTCO_{2e} per year threshold is used. A summary of the proposed Project's projected annual operational greenhouse gas emissions, including amortized construction-related emissions, is provided in Table 10.

Table 10. Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)

Source	GHG Emissions MT/yr.			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.002	415.59	0.010	415.89
Area	0.016	9.81	0.010	10.09
Energy	0.040	119.98	0.004	120.57
Solid Waste	0.000	7.15	0.420	16.04
Water/Wastewater	0.016	11.82	0.064	13.66
30-year Amortized Construction GHG				13.93
TOTAL				590.18
SCAQMD Threshold				3,000
Exceed Threshold?				NO

As shown in Table 10, the Project is estimated to emit approximately 590.18 MTCO2e per year, including amortized construction-related emissions which is below the threshold used by the City to determine if greenhouse gas emissions are significant. Therefore, impacts are less than significant and no mitigation measures are required.

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.

Source: First Update to the Climate Change Scoping Plan, May 22, 2014

Plans, Policies, or Programs (PPP)

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

PPP 3.7-4 The Project is required to be in compliance with the First Update to the Climate Change Scoping Plan, May 22, 2014 adopted by the California Air Resources Board.

Project Design Features (PDF)

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

Impact Analysis

The Project's is consistent with the Scoping Plan because its individual greenhouse gas emissions are below significance thresholds as noted in the response to Issue 3.7 (a) above and the Project is required to implement such greenhouse reduction measures as Energy Efficient Appliances, Water Efficient Landscaping, and Title 24 Energy Efficiency Requirements. As such, impacts are less than significant and no mitigation measures are required.

Habitat for Humanity (MA 1463)
Initial Study Checklist/Mitigated Negative Declaration
December 29, 2014

Based on the analysis above, with implementation of PPP 3.7-4, impacts would be less than significant.

3.8 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 for people residing or working in the Project area?				■
f. For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

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

Determination: Less than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix C)

Plans, Policies, or Programs (PPP)

There are numerous regulations pertaining to the routine transport, use, or disposal of hazardous materials. The following PPP applies to the Project and would reduce impacts relating to this issue. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.8-1 The Project is subject 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.

Project Design Features (PDF)

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

Impact Analysis

Existing Site Conditions

A *Phase I Environmental Site Assessment* was conducted on the Project site by GeoTek, to assess existing conditions. The *Phase I Environmental Site Assessment* did not revealed evidence of a recognized environmental condition in connection with the subject site. Therefore, no additional investigation is necessary. Impacts are less than significant and no mitigation measures are required.

Construction Activities

Typical hazardous wastes that may be present during construction of the project include:

- Spills or leaks of construction materials such as concrete curing compounds, asphalt products, paints, etc.
- Petroleum products from equipment operation and maintenance
- Septic wastes
- Pesticides and herbicides
- Any material deemed hazardous waste in California Code of Regulations (CCR) Title 22, Division 4.5; or listed in Code of Federal Regulations (CFR) 40, Parts 110, 117, 261, or 302.

Operational Activities

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

Based on the analysis above, with implementation of PPP 3.8-1, impacts would be less than significant and no mitigation measures are required.

3.8(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.

Sources: Phase I Environmental Site Assessment (Appendix C)

Plans, Policies, or Programs (PPP)

There are numerous regulations pertaining to the accidental release of hazardous materials. The following PPP applies to the Project and would reduce impacts relating to this issue. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.8-1 The Project is subject 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.

Project Design Features (PDF)

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

Impact Analysis

Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. The transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site.

Upon build-out, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment.

Based on the analysis above, with implementation of PPP 3.8-1, impacts would be less than significant and no mitigation measures are required.

3.8(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: 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

The Project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Granite Hill Elementary School which is located approximately 3/4th mile northwest of the Project site. As such, there is no impact and no mitigation measures are required.

3.8(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 C).

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 proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur and no mitigation measures are required.

3.8(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 for people residing or working in the Project area?*

Determination: No Impact.

Source: 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 located approximately 6 miles southeast of Ontario International Airport and 4.2 miles northwest of the Flabob Airport in Jurupa Valley. Therefore, the Project would not expose any workers during construction or residents of the Project area to airport related safety hazards. No impact would occur and no mitigation measures are required.

3.8(f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

Determination: No Impact.

Source: Google Earth. Site Reconnaissance

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 the vicinity of a private airstrip. No impact would occur and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Sources: General Plan Safety Element, 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 proposed from Mission Boulevard via Amarillo Street which will connect to proposed Street "D." Both these roadways are fully improved. 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 proposed Project would be required to maintain adequate emergency access for emergency vehicles via Mission Boulevard and Amarillo Street and connecting roadways as required by the City. Furthermore, 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 and no mitigation measures are required.

3.8 (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Determination: No Impact.

Source: Riverside County Land Information System

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 the *Riverside County Land Information System*, the Project area is not located within a high wildfire hazard area. The Project area is substantially surrounded by existing development on all four sides. Therefore development of 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. No mitigation measures are required.

3.9 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?			■	
b. 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?			■	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite?			■	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f. Otherwise substantially degrade water quality?			■	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				■
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
j. Inundation by seiche, tsunami, or mudflow?				■

3.9(a) Violate any water quality standards or waste discharge requirements?

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

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:

- PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.
- PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to water quality and discharge requirements. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PDF 3.9-1 Tentative Tract Map No. 36720 provides for a Neighborhood Park and a Recognition Tree Park. The Neighborhood Park proposes two (2) bio-retention areas. In addition, bio-swales are located along the frontage of Lots 1-7. The Recognition Tree Park proposes one (1) bio-retention areas. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Construction

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 of the Project 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 would 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 would 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 subject property.

Operation

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, open space, and park) include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, pesticides, and metals.

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.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

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 proposed Project 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 (i.e. the annual amount of water that can be taken from a source of supply over a period of years without depleting that source beyond its ability to be replenished naturally in "wet years") incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with water obtained from the State Water Project. 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 Project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. Water runoff from Lots 8-26 will be conveyed to the interior streets of the Project site and then directed into the bio-retention areas located in the Neighborhood Park and the Recognition Tree Park. Water runoff from Lots 1-7 will be directed into bio-swales located along the street frontage for each of these lots. Ultimately the water runoff is discharged into the storm drain system in Amarillo Street and then Mission Boulevard. As such, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required.

3.9(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to soil erosion. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PDF 3.9-1 Tentative Tract Map No. 36720 provides for a Neighborhood Park and a Recognition Tree Park. The Neighborhood Park proposes two (2) bio-retention areas. In addition, bio-swales are located along the frontage of Lots 1-7. The Recognition Tree Park proposes one (1) bio-retention areas. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Water runoff from Lots 8-26 will be conveyed to the interior streets of the Project site and then directed into the bio-retention areas located in the Neighborhood Park and the Recognition Tree Park. Water runoff from Lots 1-7 will be directed into bio-swales located along the street frontage for each of these lots. Ultimately, the water runoff is discharged into the storm drain system in Amarillo Street and then Mission Boulevard. With buildout of the Project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

Based on the analysis above, with implementation of PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or offsite?

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

PPP 3.9-5 The Project shall be in compliance with City Ordinance 460, Section 11.3, Flood Control and Tract Drainage.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to flooding. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PDF 3.9-1 Tentative Tract Map No. 36720 provides for a Neighborhood Park and a Recognition Tree Park. The Neighborhood Park proposes two (2) bio-retention areas. In addition, bio-swales are located along the frontage of Lots 1-7. The Recognition Tree Park proposes one (1) bio-retention areas. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Water runoff from Lots 8-26 will be conveyed to the interior streets of the Project site and then directed into the bio-retention areas located in the Neighborhood Park and the Recognition Tree Park. Water runoff from Lots 1-7 will be directed into bio-swales located along the street frontage for each of these lots. Ultimately, the water runoff is discharged into the storm drain system in Amarillo Street and then Mission Boulevard.

Based on the analysis above, with implementation of PPP 3.9-5 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Determination: Less than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts relating to drainage capacity and additional sources of polluted runoff. These measures would be included in the Project's Mitigation Monitoring and Reporting Program:

- PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.
- PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to drainage capacity and additional sources of polluted runoff. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

PDF 3.9-1 Tentative Tract Map No. 36720 provides for a Neighborhood Park and a Recognition Tree Park. The Neighborhood Park proposes two (2) bio-retention areas. In addition, bio-swales are located along the frontage of Lots 1-7. The Recognition Tree Park proposes one (1) bio-retention areas. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer.

Impact Analysis

Water runoff from Lots 8-26 will be conveyed to the interior streets of the Project site and then directed into the bio-retention areas located in the Neighborhood Park and the Recognition Tree Park. Water runoff from Lots 1-7 will be directed into bio-swales located along the street frontage for each of these lots. Ultimately, the water runoff is discharged into the storm drain system in Amarillo Street and then Mission Boulevard.

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(f) Otherwise substantially degrade water quality?

Determination: Less Than Significant Impact.

Sources: Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.9-1. Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an National Pollutant Discharge Elimination System permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.

- PPP 3.9-2 Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-3 During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.
- PPP 3.9-4 The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to water quality. This measure will be included in the Project's Mitigation Monitoring and Reporting Program:

- PDF 3.9-1 Tentative Tract Map No. 36720 provides for a Neighborhood Park and a Recognition Tree Park. The Neighborhood Park proposes two (2) bio-retention areas. In addition, bio-swales are located along the frontage of Lots 1-7. The Recognition Tree Park proposes one (1) bio-retention areas. These areas shall be designed to manage water quality runoff to the satisfaction of the City Engineer

Impact Analysis

There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses 3.9 (a), 3.9(c), and 3.9 (e).

Based on the analysis above, with implementation of PPP 3.9-1 through PPP 3.9-4 and PDF 3.9-1, impacts would be less than significant and no mitigation measures are required.

3.9(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Determination: No Impact.

Sources: FEMA FIRM Panel No. 06065C0038G

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 site is not located within a designated flood plain, based upon a review of Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 06065C0038G, dated August 28, 2008. This Panel identified the subject area as Zone X, which is defined as "Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level." No impact would occur and no mitigation measures are required.

3.9(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Determination: No Impact.

Source: FEMA FIRM Panel No. 06065C0038G

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

Refer to Issue 3.9(g) above. The Project area is not within a 100-year flood hazard. No Impact would occur and no mitigation measures are required.

3.9(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Determination: No Impact.

Sources: FEMA FIRM Panel No. 06065C0038G

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 Issue 3.9(g), the Project site is not subject to flooding. No dams, levees or water bodies exist in the immediate vicinity of the Project site that could adversely affect the site should a structural failure occur. No impact would occur and no mitigation measures are required.

3.9(j) Inundation by seiche, tsunami, or mudflow?

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

The Pacific Ocean is located more than 30 miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large body of surface water to the site is Lake Mathews, located approximately 12 miles to the south. Due to the distance of Lake Mathews from the Project site, a seiche in Lake Mathews would have no impact on the proposed Project. Therefore, the Project site would not be subject to inundation by a seiche, mudflow, and/or tsunami. No impact would occur and no mitigation measures are required.

3.10 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. 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?			■	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?		■		

3.10(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 Project site is an in-fill site consisting of 5.3 acres which is located in an area largely characterized by residential and commercial development. To the north, the site is bordered by a mobile home park. Several commercial businesses and a residence border the site on the south. A mobile home park, vacant land, and a church border the site to the east. The Mission Village Senior Apartments complex borders the site to the south and west. Therefore, no impacts would occur with respect to dividing an established community. No mitigation measures are required.

3.10(b) 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?

Determination: Less Than Significant Impact.

Source: General Plan, Jurupa Area Plan, South Coast Air Quality Management District, Final 2012 Air Quality Management Plan, Southern California Association of Governments, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy, Western Riverside County Multiple Species Habitat Conservation Plan, 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 designations currently assigned to the Project site are Highest Density Residential (20 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), and Commercial Retail. The Highest Density Residential designation applies to approximately 25% of the site and the High Density Residential designation applies to approximately 75% of the site. The Commercial Retail designation applies to a narrow strip of land located on the eastern boundary of the Project site and is approximately 2,178 square feet in size and is most likely a parcel previously used for access. This area is not used for calculating the population estimates.

If the Project site were built out in accordance with its existing General Plan land use designations, a maximum of 68 residential dwelling units could be constructed on the property. (Highest Density Residential @25% = 0.81 acres x 20 units = 16 units; High Density Residential @ 75% = 2.43 acres x 14 units = 34 units; and Medium High Density Residential = 2.27 acres x 8 units = 18 units for a total of 68 units). The Project proposes 26 residential dwelling units which is below the maximum permitted under the General Plan.

According to the Jurupa Valley Zoning Map, the Project site is zoned R-3 (General Residential) and the Project proposes to change the zoning to R-6 (Residential Incentive). Based on the General Plan Land Use Designations - Zoning Consistency Guidelines, the R-6 zoning designation is "conditionally consistent" with the Community Development: Medium Density Residential General Plan Land Use designation.

The Project site is located within the Mission Boulevard Policy Area, which contains the following policy applicable to the Project:

JURAP 6.2. Consider allowing the development of housing on vacant and underutilized nonresidential parcels along the Mission Boulevard corridor.

The Project would implement Policy JURAP 6.2 by allowing the commercial portion of the Project site to be developed with residential uses.

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, including the Mission Boulevard Policy Area, or the City of Jurupa Valley Zoning Ordinance. Additionally, with Mitigation Measure BIO-1, as set forth in this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable policy document, including, without limitation, the Western Riverside Multiple Species Habitat Conservation Plan, South Coast Air Quality Management District's Air Quality Management Plan, Southern California Association of Government's 2012, 2035 Regional Transportation Plan/Sustainable Communities Strategy, and Government's 2008 Regional Transportation Plan. The purpose of these plans are to avoid or mitigate an environmental effect.

In conclusion, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts would be less than significant and no mitigation measures are required.

3.10(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Determination: Less Than Significant With Mitigation Incorporated.

Source: Western Riverside County MSHCP, Biological Resources Walkover Review (Appendix A).

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts relating to a conflict with any applicable habitat conservation plan or natural community conservation plan. This measure would be included in the Project's Mitigation Monitoring and Reporting Program:

PPP 3.10-1 The Project shall implement the requirements of Western Riverside County Multiple Species Habitat Conservation Plan.

Project Design Features (PDF)

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

Impact Analysis

The Project 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. According to the MSHCP:

- The Project site is not located within an MSHCP Criteria Area (area proposed for conservation).
- The Project site does not contain MSHCP riparian/riverine areas or vernal pools.

- The Project site will not impact any MSHCP Narrow Endemic Plant Species.
- The Project site is not required to comply with the MSHCP Urban/Wildland Interface Guidelines.
- No large burrows were found in the area and the particularly dense ruderal vegetation suggest poor habitat for burrowing owl. However, their presence cannot be ruled out because burrowing owls have been known to occupy disturbed sites. Mitigation is required.

Mitigation Measures (MM)

Mitigation Measure BIO-1 in Section 3.4, Biological Resources of this Initial Study/Mitigated Declaration shall apply.

With implementation of Mitigation Measure BIO-1, impacts will be less than significant.

3.11 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?				■

3.11(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.

Sources: Riverside County General Plan Figure OS-5, "Mineral Resources," Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California, the California Division of Mines and Geology, Phase I Environmental Site Assessment (Appendix C)

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

Based on the *Phase I Environmental Site Assessment* prepared for the Project, no mineral resource extraction activity is known to have ever occurred on the property. According to mapping conducted by the California Geological Survey which maps areas known as Mineral Resources Zones (MRZs), the proposed Project site is mapped within MRZ-3, which is defined as "areas with no known significant mineral deposits."

The Project site is not located within an area of known to be underlain by regionally- or locally important mineral resources, or within an area that has the potential to be underlain by regionally or locally-important mineral resources, as disclosed by the General Plan and the associated General Plan Environmental Impact Report. Accordingly, implementation of the proposed 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. Accordingly, no impact would occur and no mitigation is required.

3.11(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.

Sources: City of Jurupa Valley General Plan Land Use 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

Refer to the Issue 3.11(a), above. The General Plan does not identify any locally important mineral resource recovery sites on-site or within close proximity to the Project site, nor are any mineral resource recovery operations located on-site or in the surrounding area. The General Plan designates the Project site as Highest Density Residential, Community Development and High Density Residential. The Project proposes to amend the General Plan Land Use designation to Medium High Density Residential. As such, no impact would occur and no mitigation is required.

3.12 NOISE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			■	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			■	
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			■	
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 expose people residing or working in the Project area to excessive noise levels?				■
f. For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				■

3.12(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Noise Element of the General Plan, Chapter 11.02, Noise Regulations of the Municipal Code.

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:

- PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.02, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City 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) All construction activities shall comply with Chapter 11.02 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that 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.

PPP 3.12-2 In order to ensure compliance with General Plan Policy N - 4. prior to issuance of any residential building permit, an interior noise analysis shall be completed to the satisfaction of the City Building and Safety Department demonstrating that proposed building materials will achieve interior noise levels less than 45 dBA CNEL.

Project Design Features (PDF)

The following is incorporated into the Project by the applicant, and would reduce impacts related to noise. This measure would be included in the Project's *Mitigation Monitoring and Reporting Program*:

PDF 3.12-1 As required by the Project's required by the Development Plan, a 6-foot high masonry wall shall be constructed along the rear lot line of Lots 1-25 to reduce noise from adjacent roads and developments.

Impact Analysis

Development of the Project site as a residential community has the potential to expose persons to or result in elevated noise levels during both short-term construction activities and under long-term conditions. Short-term (i.e., construction) and long-term (i.e., operational) noise impacts associated with the Project are discussed below

Short-term Construction Noise