Initial Study/Mitigated Negative Declaration

Mission Plaza

General Plan Amendment 01108
Change of Zone 07758
Conditional Use Permit 03665

EA 1206001902

Prepared by:

Redevelopment Agency for
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April 11, 2011

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INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 – 21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the redevelopment of the proposed Mission Plaza Project, which includes on-site land uses, associated infrastructure, and property acquisition (hereinafter collectively referred to as the "Project"). In accordance with Section 15063 of the State *CEQA Guidelines*, this Initial Study (IS) is a preliminary analysis prepared by the Redevelopment Agency for the County of Riverside ("County") as Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Organization of the Initial Study

The Initial Study is organized as follows:

- **Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the State *CEQA Guidelines*
- **County of Riverside Environmental Assessment Form: Initial Study**, which provides the Project Description, a brief discussion of the existing environmental setting, a discussion of the relationship of the Project to the County General Plan, and an environmental impact assessment consisting of an environmental checklist and accompanying analysis for responding to checklist questions
- **References,** which includes a list of reference sources
- **List of Initial Study Preparers,** which identifies those responsible for preparation of this Initial Study and other parties contacted during the preparation of the Initial Study
- **Acronyms and Abbreviations**, which contains a list of the acronyms and abbreviations used in the Initial Study

Environmental Process

The environmental process being undertaken as part of the proposed Project began with the initial Project and environmental research. The Initial Study and Draft Mitigated Negative Declaration will be subject to a 30-day public review period. During this review period, public and agency comments on the document relative to environmental issues should be addressed to:

Claudia Steiding
Senior Environmental Planner
Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 500
Riverside, California 92501

Comments received during that time will be considered as part of the Project's environmental review and will be included with the Initial Study document for consideration by the Board of Directors. If the Board determines that the Project will have no significant long-term, unmitigatable environmental effects, a Mitigated Negative Declaration will be adopted for the Project.

Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State *CEQA Guidelines*, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are previous studies listed below that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference:

Riverside County General Plan, June 2003

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003

Jurupa Area Plan, County of Riverside General Plan, October 2003

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA1206001902

Project Case Type (s) and Number(s): GPA 01108, COZ 07758, CUP 03665

Lead Agency Name: Redevelopment Agency for the County of Riverside

Address: 3403 10th Street, Suite 500, Riverside, CA 92501

Contact Person: Claudia Steiding

Telephone Number: (951) 955-8174

Applicant's Name: Redevelopment Agency for the County of Riverside

Applicant's Address: 3403 10th Street, Suite 500, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

The Project evaluated in this Initial Study (IS) is the acquisition of property, the demolition of existing structures as further discussed in the following paragraphs, the redevelopment of the Mission Plaza shopping center and surrounding properties, infrastructure improvements to serve the new development, and the potential sale or lease of all or a portion of the Project by the Redevelopment Agency for the County of Riverside to another public agency or a private party. The Project site is located within the Jurupa Valley Project Area (JVPA) Redevelopment Area and encompasses approximately 29 acres. The Project site is generally located at the southeast corner of Mission Boulevard and Riverview Drive, north of Tilton Avenue in the unincorporated community of Rubidoux, Riverside County[1] (**Figure 1 – Vicinity Map, Figure 2 – Project Location Map)**. The Mission Plaza Project proposes a mix of commercial, recreational, and residential uses as shown in **Figure 3 – Land Use Plan** and summarized in **Table 1 – Proposed Land Uses**.

[1] Specifically, the Project site is located in the community of Rubidoux, which along with other communities in the Jurupa Valley area, voted in favor of incorporation as the City of Jurupa Valley on March 8, 2011, through the passage of Measure A. The election results were certified by the County Registrar of Voters on March 10, 2011, with 54 percent in favor. The City of Jurupa Valley will officially incorporate on July 1, 2011; however, it is anticipated this Project will come to the decision makers before this date.

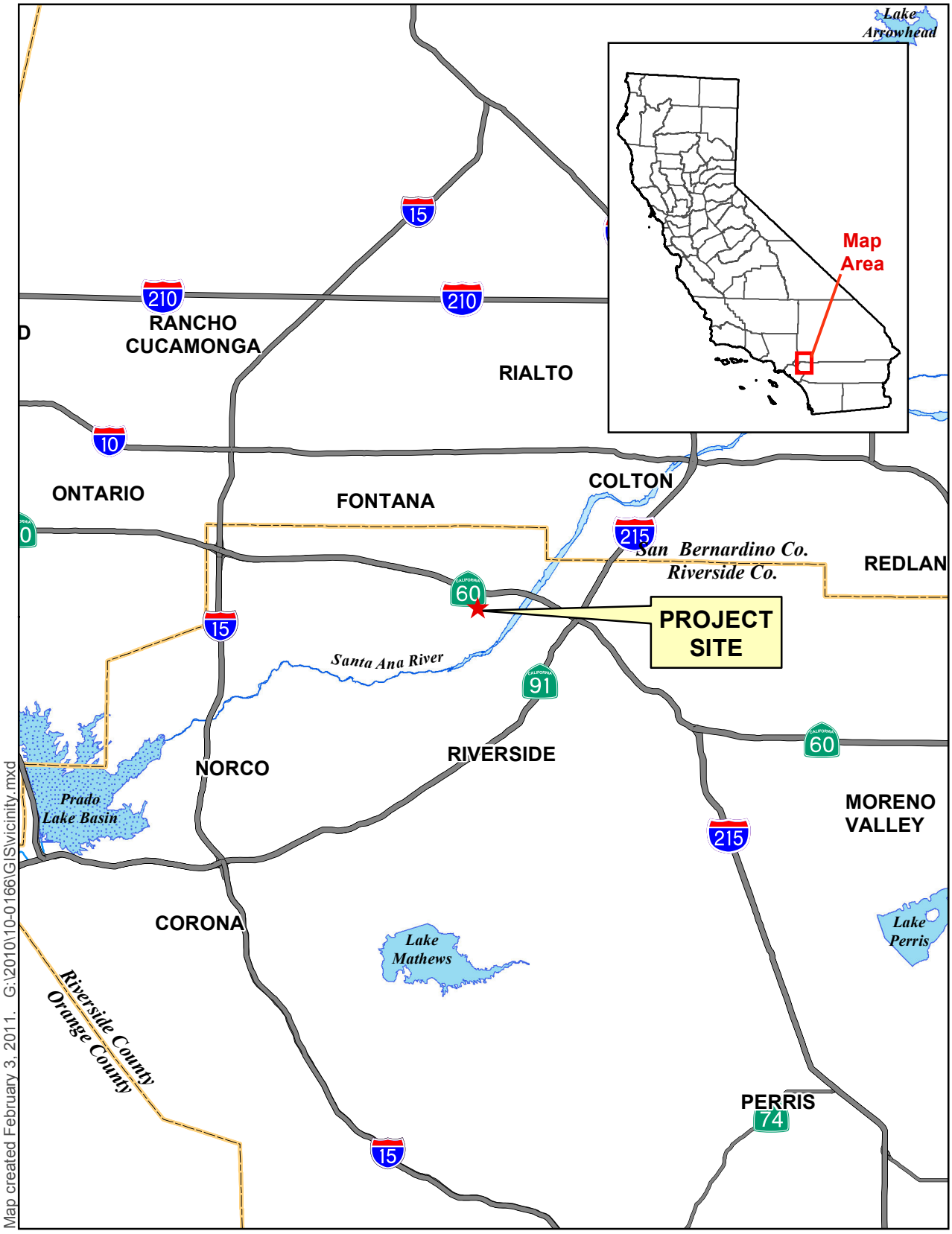
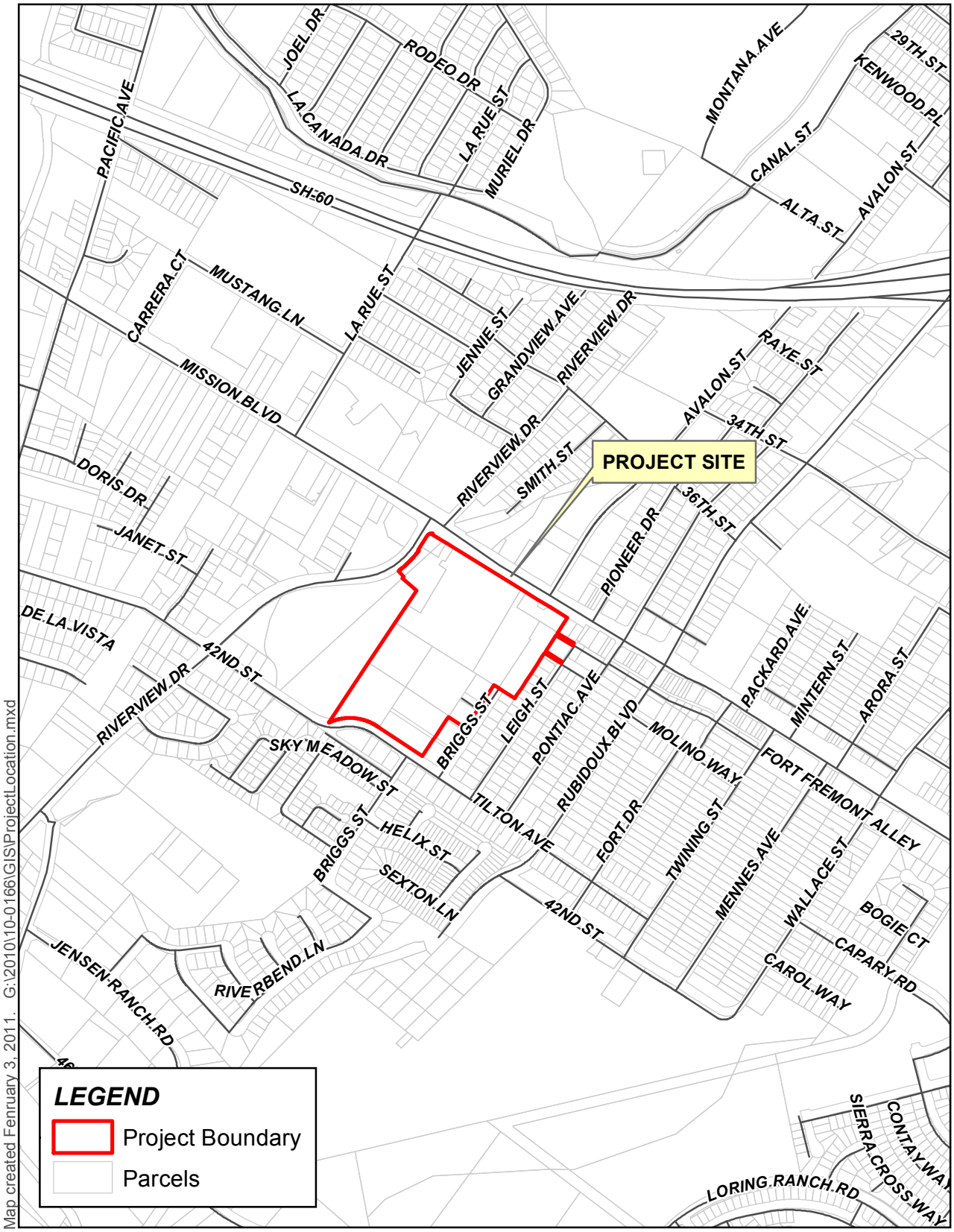


Figure 1. Vicinity Map

Mission Plaza



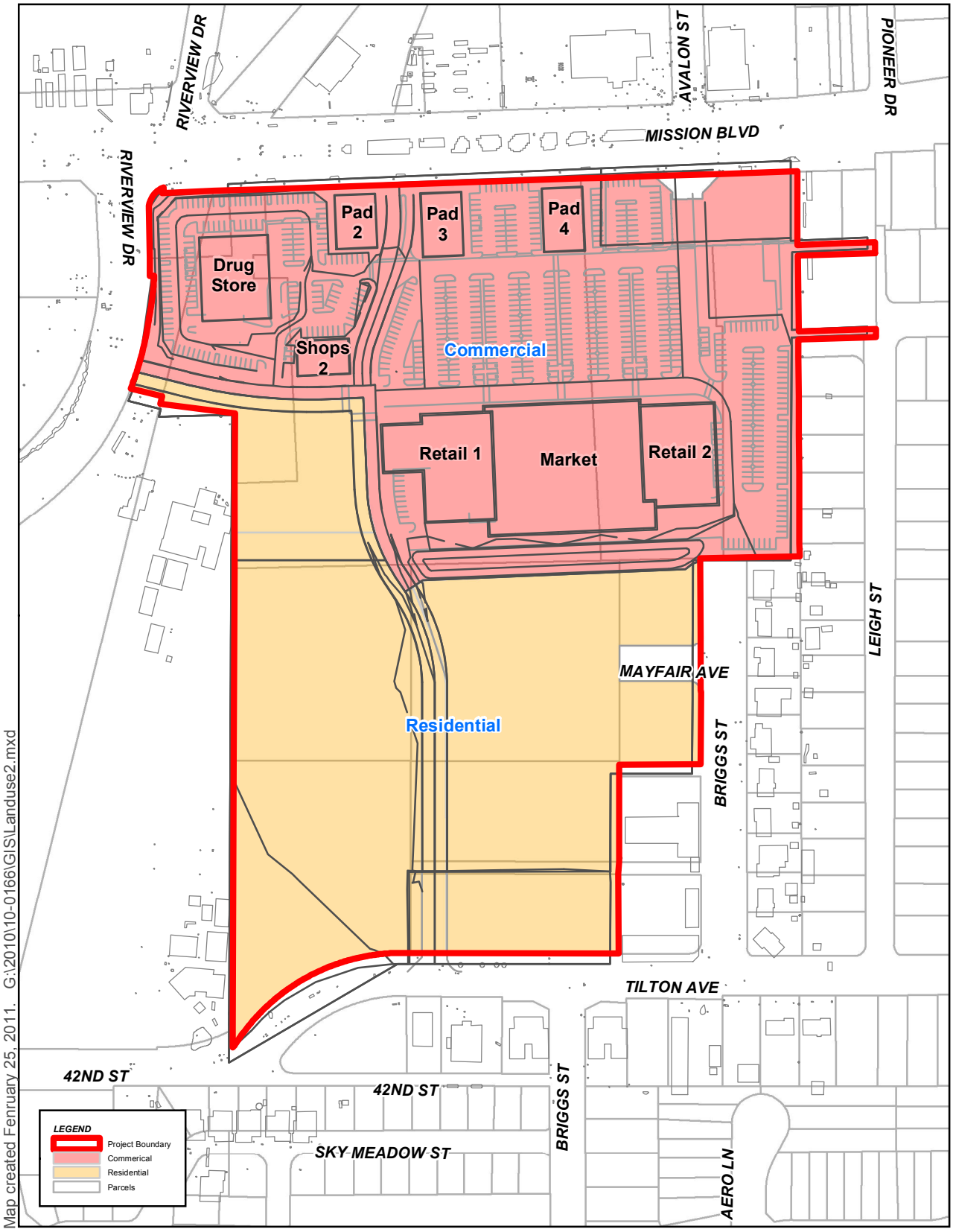
Sources: County of Riverside GIS, 2011;
Eagle Aerial, April 2010.

Figure 2. Project Location

Mission Plaza

N
W E
S

0 250 500 750
Feet



Sources: County of Riverside GIS, 2011;
Eagle Aerial, April 2010.

Figure 3. Proposed Landuse Plan

Mission Plaza

0 200 400 600 Feet

Table 1 – Proposed Land Uses

Land Use	Acreage
Commercial[1]	15.31
Very High Density Residential[2]	13.71
Total	29.02

Notes:
[1] Requires a General Plan Amendment to change General Plan Land Use Designation from High Density Residential to Commercial Retail on 0.39 acre

[2] Requires a General Plan Amendment to change General Plan Land Use Designation from Commercial Retail (CR) to Very High Density Residential (VHDR) on 1.76 acres, and from High Density Residential (HDR) to Very High Density Residential (VHDR) on 11.95 acres

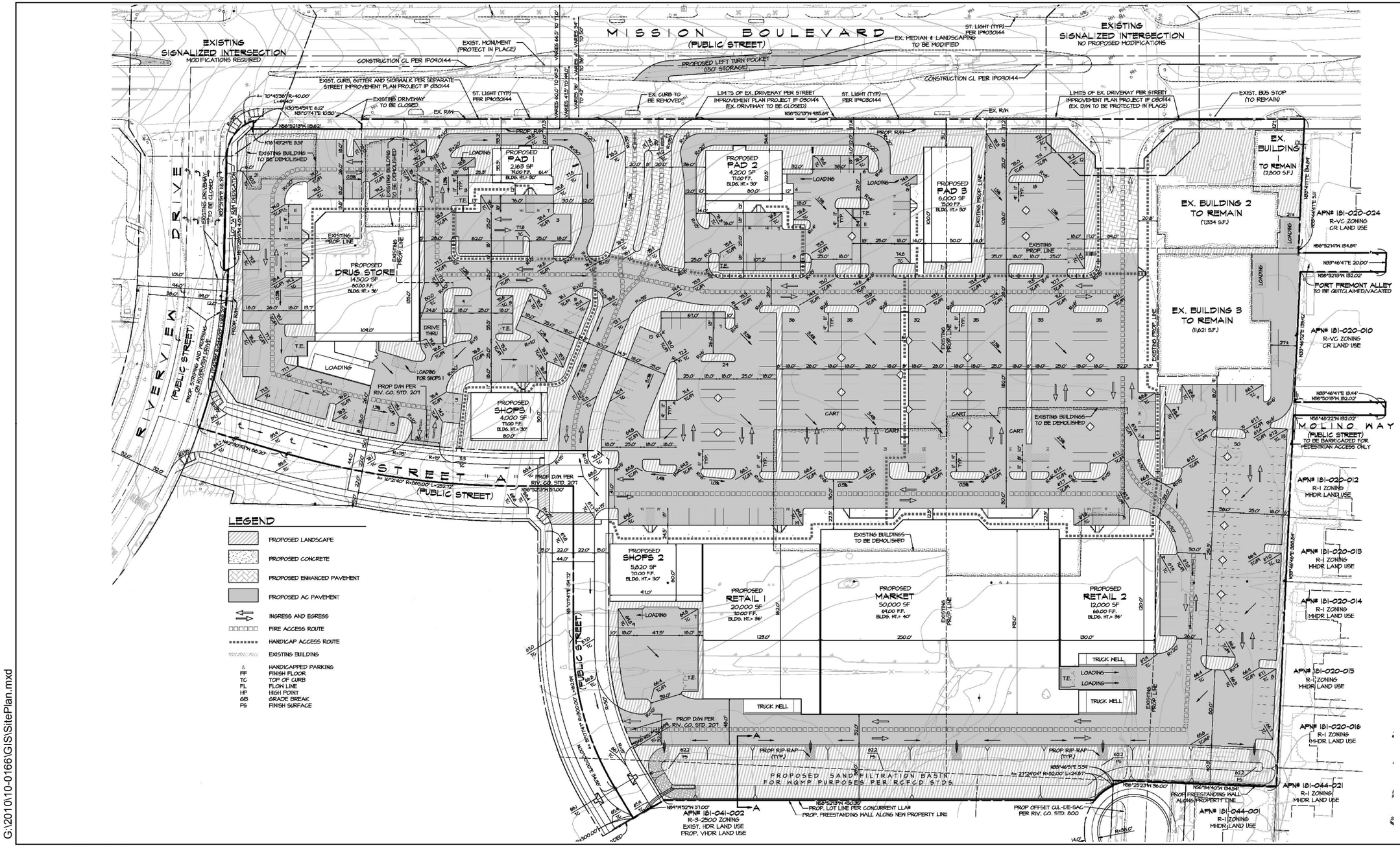
To implement the land uses identified in **Table 1**, the Project proposes: (i) the acquisition and remediation of the property identified as 5786 Mission Boulevard;(ii) demolition of the Rubidoux Post Office and certain buildings at the Mission Plaza shopping center; (iii) land use entitlements, specifically a general plan amendment, change of zone, and conditional use permit; (iv) street improvements to Mission Boulevard, Briggs Road, Tilton Avenue and Riverview Drive, and the addition of two new roads extending between Riverview Drive and the residential site to the south (shown in **Figure 4 – Commercial Site Plan**); (v) water and sewer line connections to facilities owned and operated by the Rubidoux Community Services District (RCSD); and (vi) the installation of storm drains, and utility relocations.

Project Funding and Implementation

Funding and implementation of the Project will be facilitated by three separate parties, each responsible for a different phase or component of the Project. These parties are the Redevelopment Agency for the County of Riverside ("RDA"), a commercial developer or developers ("Commercial Developer"), and a residential developer or developers ("Residential Developer"). The specific responsibilities of each party are outlined below.

Redevelopment Agency for the County of Riverside

The RDA , if it retains ownership of these properties, will be responsible for the acquisition and remediation of the property identified as 5786 Mission Boulevard; the demolition of three commercial buildings at 5786 Mission Boulevard, 5770–5780 Mission Boulevard, and 5726 Mission Boulevard; the demolition of the Post Office at 5757 Tilton Avenue; mass grading of the Project site, construction of off-site street improvements to Mission Boulevard, Riverview Drive, and Briggs Avenue, as specifically described under, "Project Related Infrastructure-Street Improvements" (water and sewer lines to serve the commercial development; relocation of any utilities required as part of the street improvements; and securing land use entitlements (i.e., GPA 01108, COZ 07758, and CUP 03665) as further described in the following paragraphs. In the event the RDA sells or otherwise conveys ownership to a Commercial Developer(s) and/or Residential Developer(s), such developer will assume responsibility for the actions and/or improvements described herein.



G:\2010\10-0166\GIS\SitePlan.mxd

Sources: Albert A. Webb

Figure 4. Commercial Site Plan
Mission Plaza

Commercial Developer

The Commercial Developer(s) will be responsible for the development of nine new retail locations totaling 118,683 square feet on an existing 14.32-acre commercial site as shown on CUP 03665 and as further discussed below; the preservation of three existing buildings (totaling 21,800 square feet); water and sewer line connections for the commercial site to facilities owned and operated by RCSD; construction of a sand-filtration basin to mitigate the increased runoff that will be generated by the increase in impervious surfaces; any on-site utility relocations required to develop the commercial site; and resurfacing of an existing parking lot.

Residential Developer

The Residential Developer(s) will be responsible for obtaining a plot plan for the residential portion of the Project; the final design and construction of up to 301 dwelling units (100% of which may be allocated for lower- and moderate-income housing); a one-acre community park; and infrastructure to serve the residential units; street improvements as specifically described under, "Project Related Infrastructure-Street Improvements," any interior streets that may be needed for circulation; water and sewer line connections to facilities owned and operated by RCSD; and the installation of storm drains, and utility relocations as needed.

Property Acquisition and Remediation

The Project proposes the acquisition of approximately 0.36 acres identified as 5786 Mission Boulevard (Assessor's parcel numbers 181-020-030 and 181-020-031) by the RDA. As a result of this property's previous use as a gas station, there are hydrocarbons present in the soil to a depth of at least 30 feet (URS 2010a, URS 2010b). The RDA would be responsible for the remediation of the contaminated soil at this location by either removal of the contaminated soil by excavation, with off-site disposal or on-site treatment by vapor extraction, or chemical/biological methods. All remediation work will be performed under an amendment to the *Corrective Action Plan Work Plan for Additional Site Characterization, 5786 Mission Boulevard,* September 30, 2010 (a copy of which is included as Appendix E.5 to this IS/MND), which must be approved by the County Department of Environmental Health and shall include additional subsurface soil and groundwater investigation to delineate the extent of petroleum impact at the site (DEH).

Demolition

The RDA would be responsible for the demolition of three commercial buildings which total 44,600 square-feet and are identified as 5786 Mission Boulevard (APNs 181-020-030 and 181-020-031), 5770-5780 Mission Boulevard (APN 181-020-027), and 5726 Mission Boulevard (APN 181-020-028); and the demolition of one institutional building (the Post Office) totaling 14,000 square feet located at 5757 Tilton Avenue (APNs 181-041-007 and 181-041-006).

Entitlements

The current General Plan Land Use designation for the entire Project site is Commercial Retail (CR) and High Density Residential (HDR). The Project proposes a General Plan Amendment (GPA 01108) to change 0.39 acres from HDR to CR, 1.76 acres from CR to Very High Density Residential (VHDR), and 11.95 acres from HDR to VHDR, as shown in **Figure 5 – General Plan Amendment.**

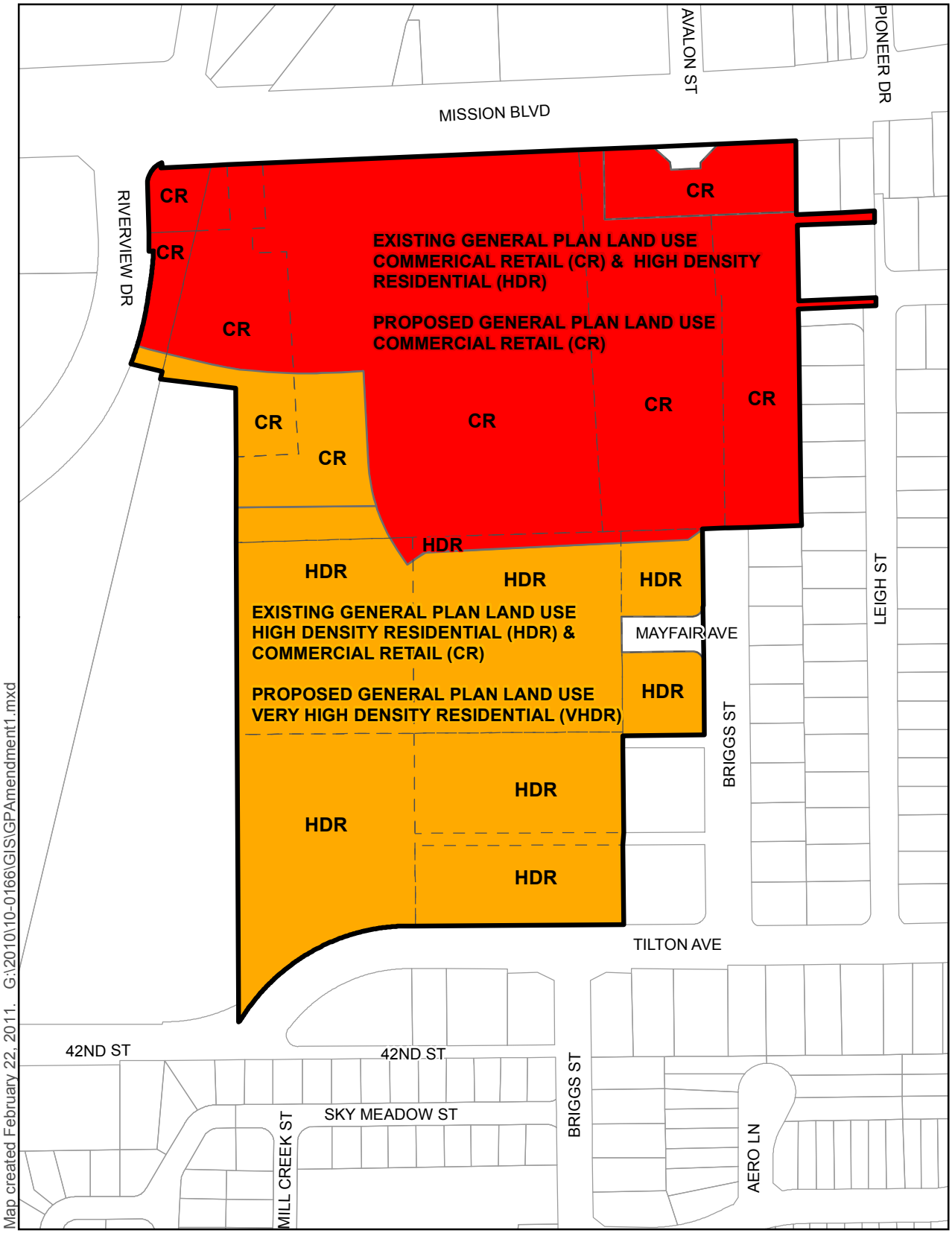


Figure 5
General Plan Amendment
Mission Plaza

0 200 400 600 Feet

Albert A. WEBB Associates

A Change of Zone (COZ 07758) is proposed as a part of the Project in order to denote the boundary between the proposed commercial and residential uses and to change the zone to allow the proposed commercial and residential development. As shown in **Figure 6 – Change of Zone**, COZ 07758 proposes to change the existing zoning of Rubidoux Village Commercial (R-VC West), General Residential (R-3-2500), and General Commercial (C-1/C-P) to General Commercial (C-1/C-P) and General Residential (R-3). The Project also includes an application for a Conditional Use Permit (CUP 03665) in order to redevelop the Mission Plaza shopping center. Lastly, a Lot Line Adjustment and/or Parcel Merger may be submitted at a future date to reflect the boundaries of future parcels. An analysis of GPA 01108 and COZ 07758 with respect to land use consistency is discussed further in topic item **27(a), Land Use**, below.

Sale or Lease of all or a Portion of the Project

The Redevelopment Agency for the County of Riverside may at anytime sell or lease all or a portion of the Project site to another public agency or a private entity.

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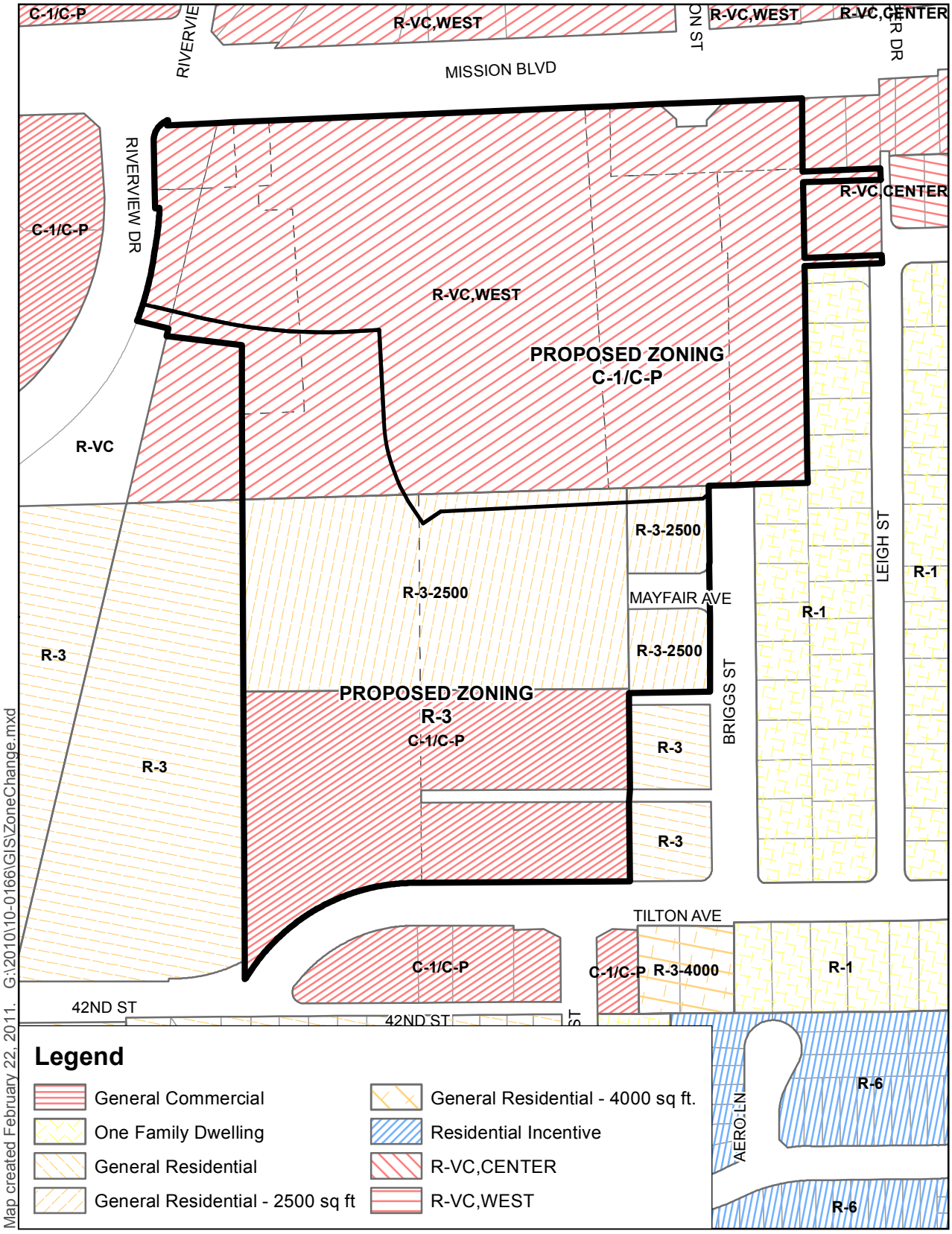


Figure 6
Change of Zone
Mission Plaza

0 200 400 600
Feet

Albert A. WEBB Associates

Phase I

Funding and implementation of the Project will be facilitated by separate parties; therefore, the specific responsibilities of each party during the Phase 1 commercial retail portion of the Project are included in this discussion.

The Phase I commercial retail portion of the Project would include the redevelopment of an existing 14.32-acre commercial site. As such, Phase 1 would include the acquisition and remediation of the property identified as 5786 Mission Boulevard and the demolition of three commercial buildings which total 44,600 square feet and are identified as 5786 Mission Boulevard, 5770–5780 Mission Boulevard, and 5726 Mission Boulevard. The RDA will be responsible for the acquisition, remediation, and demolition of the buildings described above.

The Phase I commercial retail portion of the Project would also include the development of nine new retail locations per CUP 03665, the preservation of three existing buildings (totaling 21,800 square feet), and the resurfacing of an existing parking lot. The Commercial Developer(s) would be responsible for the development of the commercial portion of the Project site.

The specific tenants of the commercial component of the proposed Project have not been identified. The anticipated uses include: supermarket, specialty retail, pharmacy/drugstore, and fast-food restaurant as shown in **Figure 4** and summarized in **Table 2 – Proposed Commercial Uses**.

Table 2 – Proposed Commercial Uses

Type of Commercial Use	Square Footage
Supermarket	50,000
Pharmacy/Drugstore	14,500
Shops 1 [1]	4,000
Shops 2	5,820
Retail 1	20,000
Retail 2	12,000
Pad 1	2,163
Pad 2	4,200
Pad 3	6,000
Total Proposed	**118,683**
Existing Building 1 (to remain)	2,800
Existing Building 2 (to remain)	7,334
Existing Building 3 (to remain)	11,621
Total to Remain	*21,755*
Total Proposed + Existing	**140,438**

Phase II

Funding and implementation of the Project will be facilitated by separate parties; therefore, the specific responsibilities of each party during the Phase II residential portion of the Project are included in this discussion.

The Phase II residential portion of the Project would include the demolition of one institutional building (the Post Office) totaling 14,000 square feet located at 5757 Tilton Avenue (APNs 181-041-007 and 006). The RDA would be responsible for the demolition. With respect to timing, the demolition may take place at the same time as the Phase I demolition.

The residential portion of the Project would also include the final design and construction of up to 301 dwelling units (all of which may be allocated for lower-and moderate-income housing), a one-acre community park, interior circulation, and infrastructure to serve the residential units all of which will be located on an approximate 13.71-acre site. The Residential Developer(s) would be responsible for the design, obtaining all permits, and construction of the residential component, including related infrastructure improvements. The proposed residential uses are summarized in **Table 3 – Proposed Residential Uses**.

Table 3 – Proposed Residential Uses

Land Use	Acreage	Dwelling Units per Acre	Maximum Number of Dwelling Units[1]
Very High Density Residential (VHDR)[2]	13.71[3]	14–20	301[1]
Totals	**13.71**		**301**

Notes:

[1]In order to analyze the maximum number of potential dwelling units, this analysis takes into consideration that the County of Riverside General Plan Housing Element allows for a developer to increase the density of a residential development by at least 25 percent if provisions are made to provide 20 percent of the units to be allocated for lower-and moderate- income housing. Assuming a density bonus of 25 percent, the maximum number of dwellings allowed would be 301 (25 dwelling units per acre X 12.02 acres).

[2] Proposed General Plan Amendment to change, 1.76 acres from CR to VHDR and 11.95 acres from HDR to VHDR.

[3]A total of 13.71 acres will be zoned VHDR, however, for analysis purposes 12.02 acres was examined. The difference of 1.69 acres removes from consideration the land allocated for the proposed park as well as public infrastructure improvements (i.e., streets).

The Phase II residential portion of the Project also includes an approximate one-acre park. Final park design and amenities will be determined at the time the residential plot plan is prepared; however, park amenities are anticipated to include a tot lot, benches, and a basketball court. The Residential Developer(s) would be responsible for the development of the park.

Project-Related Infrastructure

Street Improvements

The Project site is currently accessed via three points of entry: Mission Boulevard, Riverview Drive and Briggs Avenue. The Project proposes street improvements to Mission Boulevard along the frontage of the Project site consisting of paving, curbs, gutters, and a new driveway to the Project site (**Figure 4**). A portion of the existing median in Mission Boulevard will be removed to allow vehicles travelling west on Mission Boulevard access to the Project site via a left turn at the new Project driveway. The RDA would be responsible for street improvements needed to serve the commercial development:

Improvements to be Constructed by RDA

Roadways

- Construct full-width improvements on Street "A"[2] at its ultimate cross section as a collector street (44-foot curb to curb/74-foot right-of-way) from Riverview Drive to Street "B."
- Construct full-width improvements on Street "B" at its ultimate cross section as a collector street (44-foot curb to curb/74-foot right-of-way) from Street "A" to the southern boundary of the commercial site.
- Construct partial width improvements on the south side of Mission Boulevard at its ultimate cross-section as a modified urban arterial highway (105-foot curb to curb/130.5-foot right-of-way) adjacent to Project boundary line.
- Construct partial width improvements on the east side of Riverview Drive at its ultimate cross section as a modified secondary highway (64-foot to 77-foot curb to curb/101-foot right-of-way) adjacent to the Project boundary line.

Intersections

- Construct the intersection of Riverview Drive North/South (NS) and Street "A" East/West (EW) with the following geometrics:
    - Northbound: One through lane; one shared through and right-turn lane
    - Southbound: One left-turn lane; two through lanes
    - Eastbound: Not applicable
    - Westbound: One left-turn lane; one right-turn lane; stop controlled
- Construct the intersection of Project Driveway West (NS) and Mission Boulevard (EW) to restrict movement to left-in; right-in (ingress) and right-out (egress) only with the following geometrics:
    - Northbound: One right-turn lane, stop controlled
    - Southbound: Not applicable
    - Eastbound: One through lane. One shared through and right-turn lane
    - Westbound: One left-turn lane. Two through lanes
- Modify the intersection of Avalon Street to Project Driveway East (NS) and Mission Boulevard (EW) to include the following geometrics:
    - Northbound: One shared left-turn, through and right-turn lane

[2] Streets "A" and "B" as shown on **Figure 4 – Commercial Site Plan**

- Southbound: One shared left-turn, through and right-turn lane
- Eastbound: One left-turn lane, one through lane, one shared through and right-turn lane
- Westbound: One left-turn lane, one through lane, one shared through and right-turn lane

Improvements to be Constructed by the Residential Developer(s)

Roadways

- Construct full width improvements on Street "B" at its ultimate cross-section as a collector street (44-foot curb to curb/74-foot right-of-way) from the southern boundary of the commercial site to Tilton Avenue.
- Construct partial width improvements on the north side of Tilton Avenue at its ultimate cross section as a modified collector (48-foot curb to curb/76-foot to 82-foot right-of-way) adjacent to Project boundary line.
- Construct partial width improvements on the west side of Briggs Street at its ultimate cross section as a (48-foot curb to curb/76-foot right-of-way) adjacent to the Project boundary line.

Intersections

- Construct the intersection of Street "B" (NS) and Tilton Avenue (EW) with the following geometrics:
  - Northbound: Not applicable
  - Southbound: One shared left-turn and right-turn lane; Stop controlled
  - Eastbound: One shared left-turn and through lane
  - Westbound: One shared through and right-turn lane

Water and Sewer Lines

Water and sewer service to the Project will be provided by the Rubidoux Community Services District (RCSD). RDA will be responsible for the replacement of an existing 6-inch diameter waterline with a 12-inch diameter waterline along Tilton Avenue. The Project proposes to connect to existing sewer facilities since no new facilities are required to serve the Project (RCSD 2011). The RDA will be responsible for any utility relocations needed to serve the commercial development. The Residential Developer(s) will be responsible for any utility relocations needed to serve the residential portion of the Project.

Storm Drains

The existing storm drain system does not have adequate capacity for existing development; therefore, the Project must include on- or off-site drainage facilities to completely mitigate for any increased runoff resulting from Project implementation. The commercial portion of the Project includes an on-site sand-filtration basin, which will be installed or funded by the RDA. Drainage facilities to serve the residential portion will be identified as part of the final design of the residential portion of the Project site and will be constructed by the Residential Developer(s).

Utilities

The Project will be served by utilities owned and operated by Southern California Edison (SCE), Southern California Gas Company (SCGC), and AT&T. The existing on-site utilities will be abandoned and relocated to serve the new Project configuration. The RDA will be responsible for any utility relocations needed to serve the commercial development or needed as a result of any RDA-funded infrastructure. The Residential Developer(s) will be responsible for any utility relocations needed to serve the residential portion of the Project.

Construction Phasing

Phase I will consist of the entire commercial retail portion of the Project including building demolition and hazardous material remediation of the property at 5786 Mission Boulevard, street improvements to be constructed by RDA, and any other infrastructure needed to serve the commercial development. Phase II will consist of the development of the residential portion of the Project including the street improvements to be constructed by the Residential Developer(s) and any other any other infrastructure needed to serve the residential development. Phase I is anticipated to be completed by 2014 and full development of Phase II is anticipated to be completed by 2016.

Project Construction and Design Features

The proposed Project will include design features to avoid potentially significant impacts to the environment. Because these design features have been or will be incorporated into the design of the proposed Project, or are required by law, they are not considered to be mitigation measures. The following design features are also discussed in further detail in the environmental analysis of this IS/MND. Unless otherwise identified, the RDA Commercial Developer(s) and Residential Developer(s) will be responsible for implementing these features in connection with the portion of the Project for which each party is responsible.

<u>General Measures</u>

- Design and construction of facilities will be in accordance with good engineering practices, applicable government regulations, Riverside County Health Services Department and California Department of Health Services, Cal OSHA, Standard Specifications for Public Works Construction, Uniform Building Code (UBC), national Electric Code, and Uniform Fire Code (UFC).
- The Project will comply with all requirements to notify utility companies of impending construction, obtain relevant information regarding existing subsurface utilities, and if necessary consult with utility companies regarding the preservation and/or relocation of such utilities.

<u>Aesthetics (Lighting)</u>

- All temporary and permanent lighting installed by the RDA, Commercial Developer and Residential Developer will be shielded away from adjacent properties and directed downward and into the Project site.
- Street lights proposed to be installed by the RDA or Residential Developer in connection with associated street improvements will be designed in accordance with County standards.

Air Quality

- The Project is required to comply with the South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust Requirements for Control of Fine Particulate Matter (PM_{10})," which requires implementation of feasible measures to reduce and control fugitive dust emissions, including, but not limited to: watering on-site, using soil stabilizers, track-out pads (maintained), and utilizing wheel washers for existing vehicles.
- Construction equipment will be maintained and operated so as to minimize exhaust emissions. For example, during construction, trucks and vehicles on-site will be parked with their engines off to reduce vehicle emissions.
- All equipment will be properly tuned and maintained in accordance with manufacturer's specifications.

Geology and Soils

- The building materials, design, and construction methods will conform to the California Building Code (CBC) and local building and construction standards and the recommendations contained in the *Geotechnical Investigation, Proposed Mission Plaza Project, Mission Boulevard and Briggs Street, Rubidoux Area, Riverside County, California, Prepared for Albert A. Webb Associates, Job No. 11015-3,* February 11, 2011, prepared by C.H.J., Incorporated (hereinafter referred to as the "Geotechnical Investigation Report"*)*. A copy of the Geotechnical Investigation Report is included as Appendix D.
- The Project will also be required to adhere to existing regulations relative to minimizing risk of erosion and runoff, including adherence to applicable provisions of Ordinance No. 754 (As Amended through 754.2), "An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls." The purpose of this ordinance is to ensure the future health, safety, and general welfare of the County by: a) reducing pollutants in storm water discharges to the maximum extent practicable; b) regulating illicit connections and discharges to the storm drain system; and, c) regulating non-stormwater discharges to the storm drain system. The intent of this ordinance is to protect and enhance the water quality of County watercourses, waterbodies, groundwater, and wetlands in a manner pursuant to and consistent with applicable requirements contained in the Federal Clean Water Act (Title 33 U.S.C. Sections 1251 et seq.), Porter Cologne Water Quality Control Act (California Water Code Sections 13000 et seq.), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.
- The Project will be required to comply with *Riverside County Drainage Area Management Plan — Santa Ana and Santa Margarita Region (DAMP), which describes a wide range of Best Management Practices (BMPs), including BMPs for the control of soil erosion, which may include but are not limited to, soil binders (EC-5*[3]), mulch (EC-3, EC-6), permanent seeding or sodding.

Hazards

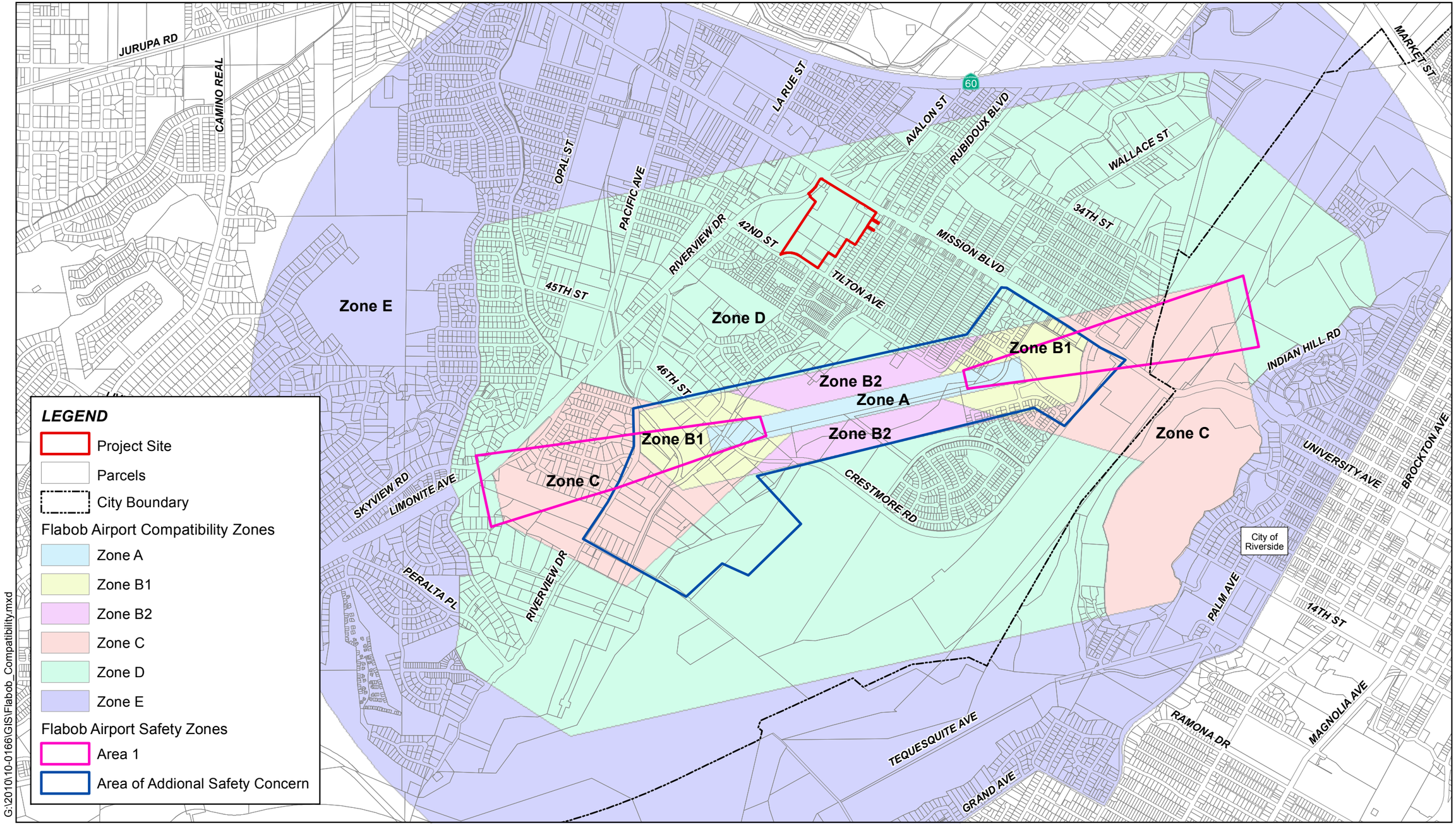
- Hazardous materials will be handled in accordance with federal, state, and county requirements.

[3] The numbers in parentheses are the BMP designations used in the *2003 California Stormwater Best Management Practice Handbook, Construction.*

- If any subsurface septic systems are present, the removals of such facilities shall conform to all federal, state, and county regulations.
- The construction contractors(s) will have *Constructions Safety Orders and General Industry Safety Orders*, which are issued by the California State Division of Industrial Safety, along with other required forms and plans at the work site. The construction contractor(s) will comply with provisions of these and all other applicable laws, ordinances and regulations.
- The construction contractor(s) will be responsible for implementing, administering and maintaining a confided space entry program for trenching activities.
- A *Material Safety Data Sheet* as described in Section 5194 of the *California Code of Regulations* will be retained by the construction contractor(s) and by the operator of any businesses from the manufacturer of any hazardous products that may be used at the Project site during construction or operation once construction is complete.
- The Project is located within one mile (approximately 3,000 feet northwest) of Flabob Airport (**Figure 7 – Flabob Airport Compatibility Zones and Safety Zones**) and will be subject to review by the Riverside County Airport Land Use Commission (RCALUC).

Hydrology and Water Quality

- Prior to approval of the grading plan, one or more Stormwater Pollution Prevention Plan(s) (SWPPP(s)) shall be prepared and implemented during the construction phase of each Project component in compliance with the requirements of the General Construction Permit and Santa Ana Region Water Discharge Requirements Permit issued by the State Water Resources Control Board (SWRCB). The SWPPP(s) shall identify BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-stormwater discharges from that portion of the Project under construction. A copy of the SWPPP(s) shall be held by the Construction Contractor on the job site throughout the construction phase of each Project component.
- In compliance with the Santa Ana Regional Water Quality Control Board's, *Waste Discharge Requirements*, the Project proponent will prepare or have prepared a *Municipal Facility Pollution Prevention Plan* in accordance with the template and guidance found in Appendix J of the *Riverside County Drainage Area Management Plan.*
- The Project shall utilize the *Riverside County Water Quality Management Plan for Urban Runoff, Santa Ana Region, Santa Margarita Region (*Regional WQMP) which describes a wide-range of BMPs including site design BMPs, source control BMPs, and treatment control BMPs to minimize post-construction impacts to hydrology and water quality. Due to the Project being constructed in more than one phase and by more than one party [i.e., RDA, Commercial Developer(s), Residential Developer(s)], one or more Project-specific Water Quality Management Plans (WQMPs) shall be prepared. The WQMPs will be completed prior to the issuance of a grading permit for any portion of each Project component, as appropriate. The Project-specific WQMPs may identify specific site design, source control, and treatment control BMPs for each Project component.



Sources: RCALUC, Dec. 2004;
County of Riverside, 2011.

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N W WEBB E S

Figure 7. Flabob Airport Compatibility Zones and Safety Zones

Mission Plaza

- The commercial portion of the Project includes landscaping and the Project-specific WQMPs may incorporate other site design BMPs such as a sand-filtration basin, biofilters, and/or structural controls. Source control BMPs that may be incorporated in the Project-specific WQMP for the commercial portion of the Project includes roof runoff controls (CD-11[4]), efficient irrigation (SD-12), storm drain system signs (SD-13), previous pavement (SD-20), trash enclosures (SD-32) and/or, vehicle washing areas. Treatment control BMPs that may be incorporated in the Project-specific WQMP includes a sand-filtration basin. The BMPs identified in the Project-specific WQMP for the commercial portion of the Project shall be implemented and maintained throughout the operation phase of the Project.
- The residential portion of the Project is expected to include landscaping and the Project-Specific WQMP may incorporate other site design BMPs such as a detention basin(s), biofilters, and/or structural controls. Source control BMPs that may be incorporated in the Project-Specific WQMP for the residential portion of the Project includes roof runoff controls (CD-11[5]), efficient irrigation (SD-12), storm drain system signs (SD-13), previous pavement (SD-20), trash enclosures (SD-32) and/or, vehicle washing areas. Treatment control BMPs that may be incorporated in the Project-specific WQMP includes filtration, detention and/or biofiltration. The BMPs identified in the Project-specific WQMP for the residential portion of the Project shall be implemented and maintained throughout the operation phase of the Project.

Noise

- During Project-related excavation and grading activities, the Construction Contractor(s) will make sure that all fixed and mobile construction equipment is equipped with properly operating and maintained mufflers, consistent with standards of the manufacturers.
- The construction contractor(s) will locate all stationary construction equipment so that emitted noise is directed away from the apartments nearest to the Project site.

Parks

- The Residential Developer(s) will pay Quimby fees or dedicate land pursuant to Ordinance No. 460.

Public Services Facilities

- The Commercial Developer(s) and Residential Developer(s) will pay the Riverside County Development Impact Fee (DIF) pursuant to Ordinance No. 651.
- The Commercial Developer(s) and Residential Developer(s) will pay school mitigation fees to the Jurupa Unified School District as required by state and local laws.

Transportation/ Circulation

- Construction traffic, including material deliveries and construction workers' vehicles, will use existing roads to access the Project site.
- The Commercial Developer(s) and Residential Developer(s) will pay Transportation Uniform Mitigation Fees (TUMF) pursuant to Ordinance No. 824.

[4] The numbers in parentheses are the BMP designations used in the *2003 California Stormwater Best Management Practice Handbook*; *New Development and Redevelopment*.

[5] The numbers in parentheses are the BMP designations used in the *2003 California Stormwater Best Management Practice Handbook*; *New Development and Redevelopment*.

- Sight distance at the Project entrance roadway shall be reviewed with respect to County of Riverside Transportation Department sight distance standards at the time of preparation of final grading, landscape, and/or street improvement plans, as appropriate.
- The Commercial Developer(s) and Residential Developer(s) will participate in the phased construction of off-site traffic signals through payment of the Project's fair share of traffic signal mitigation fees.
- Project-related signing/striping will be implemented in conjunction with detailed construction plans for the street improvements, commercial site, and residential site.

B. Type of Project:

Site Specific ☒ Countywide ☐ Community ☐ Policy ☐

C. Total Project Area:

Residential Acres: 13.71	Lots: N/A	Units: 301	Projected No. of Residents: 906
Commercial Acres: 14.32	Lots: 1	Sq. Ft. of Bldg. Area: 118,683	Est. No. of Employees: 200
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area:	Est. No. of Employees: N/A
Other: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	

D. Assessor's Parcel No(s):

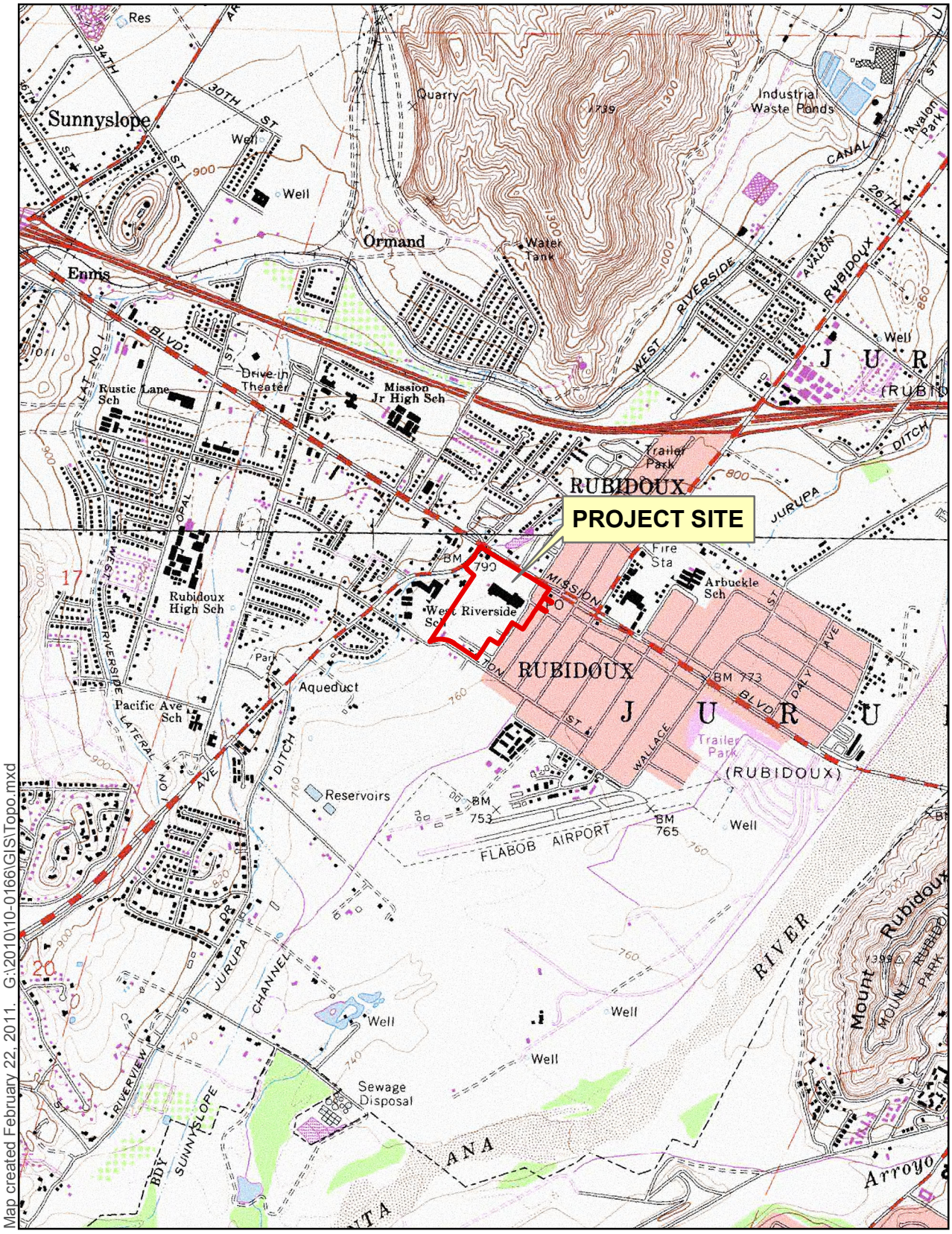
181-020-022	181-020-023	181-020-026	181-020-027
181-020-028	181-020-029	181-020-030	181-020-031
181-030-002	181-030-003	181-041-001	181-041-002
181-041-004	181-041-005	181-041-006	181-041-007
181-041-008			

E. Street References:

The Project site is located at the southeast corner of Mission Boulevard and Riverview Drive, north of Tilton Avenue.

F. Section, Township & Range Description:

The Project site is located within Township 2 South, Range 5 West, Section 16, San Bernardino Baseline and Meridian (**Figure 8 – USGS Quad Map**).



Map created February 22, 2011. G:\2010\10-0166\GIS\Topo.mxd

Figure 8
USGS Topographic
Mission Plaza

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Feet

Albert A. WEBB Associates

G. Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings:

The Project site contains developed and undeveloped areas (**Figure 9 – Aerial Photograph)**. Developed portions of the Project site includes the existing Mission Plaza shopping center, the former Gelato D'Roma restaurant at the southeast corner of Mission Boulevard and Riverview Drive (5786 Mission Boulevard), and the United States Post Office located on Tilton Avenue (**Figure 10a and 10b – Photographs of the Project Site)**. These portions of the Project site have been graded and paved with parking lots and access roads. The undeveloped portions of the Project site have been previously graded with some of these areas having been disced to control weeds. Above-ground utility lines traverse portions of the Project site.

Air Quality

The Project site is located in an unincorporated portion of western Riverside County within the South Coast Air Basin (Basin). The Basin is under the jurisdiction of the SCAQMD. The Basin consists of Orange County, together with the coastal and mountain portions of Los Angeles, Riverside and San Bernardino counties. Regionally, the interaction of land (offshore) and sea (onshore) breezes control local wind patterns in the area. Daytime winds typically flow from the coast to the inland areas, while the pattern typically reverses in the evening, flowing from the inland areas to the ocean. Air stagnation may occur during the early evening and early morning during periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. Locally, the prevailing wind is generally from west to east.

Regional and local air quality within the Basin is affected by topography, atmospheric inversions, and dominant onshore flows. Topographic features such as the San Gabriel and San Bernardino Mountains, form natural barriers to the dispersion of air contaminants. The presence of atmospheric inversions limits the vertical dispersion of air pollutants. With an inversion, the temperature initially follows a normal pattern of decreasing temperature with increasing altitude, however, at some elevation, the trend reverses and the temperature begins to increase as altitude increases. This transition to increasing temperature establishes the effective mixing height of the atmosphere and acts as a barrier to vertical dispersion of pollutants. Dominant onshore flow provides the driving mechanism for both air pollution transport and pollutant dispersion.

Air pollution generated in coastal areas is transported east to inland receptors by the onshore flow during the daytime until a natural barrier (the mountains) is confronted, limiting the horizontal dispersion of pollutants. The result is a gradual degradation of air quality from coastal areas to inland areas, which is most evident with the photochemical pollutants such as ozone. The greatest ozone problems are recorded at those SCAQMD monitoring stations, which are located at the base of the San Gabriel and San Bernardino mountains ranging from the city of Santa Clarita, east to the city of San Bernardino.

Map created Fenruary 3, 2011. G:\2010\10-0166\GIS\Aerial.mxd

Sources: County of Riverside GIS, 2011;
Eagle Aerial, April 2010.

0 250 500 750
Feet

Figure 9. Aerial
Mission Plaza

Albert A. WEBB Associates

Photo 1.
View looking south from Mission Boulevard towards the existing commerical parking lot and 5726 Mission Boulevard.

Photo 2.
View looking south from Riverview Drive towards the proposed residential portion of the project site.

Photo 3.
View looking west from the existing commercial parking lot towards 5726 Mission Boulevard.

Photo 4.
View looking south from Tilton Avenue, towards 5757 Tilton Avenue, an existing post office.

Figure 10a. Site Photos
Mission Plaza

Photo 5.
View looking west from Riverview Drive, towards the existing commercial parking lot and 5726 Mission Boulevard.

Photo 6.
View looking south from the existing commercial parking lot towards 5726 Mission Boulevard.

Photo 7.
View looking north from Tilton Avenue, towards Briggs Avenue.

Photo 8.
View looking west from Mission Boulevard, towards the former Gelato D'Roma restaurant at the southeas corner of Mission Boulevard and Riverview Drive.

Figure 10b. Site Photos
Mission Plaza

The Project site is within SCAQMD Source Receptor Area (SRA) 23 and is located within one mile from the nearest monitoring station. Data for this SRA show that the baseline air quality conditions in the Project area include occasional events of very unhealthful air. Even so, the overall frequency of smog alerts has dropped significantly in the last decade. Atmospheric concentrations of ozone and particulate matter are the two most significant air quality concerns in the Project area. It is encouraging to note that ozone levels have decreased in the last few years with approximately one-fifth or less the number of days each year experiencing a violation of the state hourly ozone standard since 2000. Locally, no first stage alert (0.20 ppm/hour) has been called by SCAQMD in ten years, and no second stage alert (0.35 ppm/hour) has been called by SCAQMD in the last twenty years. (WEBB 2011(a)

Biological Resources

The Project site is surrounded by a development consisting of residential, commercial, and public uses with little to no remaining natural plant communities and few habitat resources for wildlife. Vegetation on the undeveloped portion of the Project site consists of dense stands of ruderal forbs[6] and non-native grasses. Plant species present include castor bean *(Ricinus communis*), common fiddleneck *(Amsinckia menziesii)*, wild oat *(Avena fatua)*, wild radish *(Raphanus sativus)*, mouse barley (Hordeum murinum), annual yellow sweetclover (Melilotus indicus), and red stemmed filaree (*Erodium cirutarium)* (COR EPD, p.4). Due to the Project site being within a developed, urbanized area, there is little wildlife activity. Species present includes house sparrow *(Passer domesticus)*, rock pigeon *(Columbia livia)*, American crow *(Corvus brachyrhynchos)*, and ground squirrel *(Spermophilus beechiyi)* (COR EPD, p. 4). The Project site: (i) does not support any features consistent with Riverine/Riparian, vernal pool, or fairy shrimp habitat; and (ii) does not contain suitable habitat for rare plant species, or burrowing owl (*Athene cunicularia*).

Cultural Resources

Prehistoric Context

The present-day Riverside-Jurupa-Rubidoux area lies on the edge between the traditional territories of three Native American groups: the Serrano of the San Bernardino Mountains, the Luiseño of the Perris-Elsinore region, and the Gabrielino of the San Gabriel Valley. There also occurred a late influx of Cahuilla during the 19th century.

Native Americans in the Riverside-Jurupa Area exhibited similar social organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortar features. During their seasonal rounds to exploit plant resources, small groups often ranged some distances in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, such as boulder slicks and metates, at the locations of the resources.

[6] Ruderal refers to weedy vegetation that grows on compacted, plowed, or otherwise disturbed ground. Forbs refer to non-woody plant other than a grass, sedge, rush, etc.

Historic Context

The proposed Project is located within the historic Rancho Jurupa, which was created in 1838 through a land grant to Juan Bandini. Within a few years of after receiving the land grant, Bandini divided Rancho Jurupa into two parts and sold them to two prominent ranchéros, Benjamin D. "Benito" Wilson, and Bandini's son-in-law, Abel Stearns. As a result of the annexation of Alta California by the United States in 1848, the original land grant was confirmed as two separate entities, the 6,750-acre Ranch Jurupa (Rubidoux) and the 25,519-acre Rancho Jurupa (Stearns). The Project area is part of Rancho Jurupa (Stearns).

During Jurupa's Rancho years, livestock-raising was the primary economic activity in the area. With the introduction of the naval orange in the area and its instant success, Riverside was propelled to the forefront of the booming citrus industry. Most of the communities in today's Jurupa unincorporated area trace their roots to the 1880s, when a land boom swept through much of southern California.

Known Cultural Resources

A cultural resources study for the proposed Project was conducted by CRM TECH (Appendix C-1). In order to identify any historic properties or resources, CRM TECH conducted a search of historical-archaeological resources records, pursued background research, consulted with Native American representatives, and carried out a systematic field survey.

According to the results of the study, a total of nine buildings are located on the Project site. Of the nine buildings, five commercial buildings located at 5688–5780 Mission Boulevard date to the 1947–1965 era. However, none of these buildings meet the definition of a "historical resource" and no other potential "historical resources" are present within or adjacent to the Project site. In addition, no historic artifacts were discovered during the survey. Finally, there are no known historical/cultural resources that exist on or within the vicinity of the Project site.

Geology and Topography

The Project site is located on the Perris Block, a portion of the Peninsular Ranges Geomorphic Province. The Perris Block is a fault-bounded region of relative tectonic stability, a mass of relatively high land composed of crystalline bedrock thinly and discontinuously mantled by sedimentary material. The site is locally mantled by fill less than two feet in thickness. Areas of deeper fill may be present within the Project site boundaries. The fill consists of silty sand (SM) and is underlain by native sediments consisting of silty sand, sandy silt (ML), sandy clay and clayey sand (SC) in the upper 12 to 15 feet and sand (SP-SM) and silty sand with gravel and clayey silt lenses to the maximum 66-1/2-foot depth of the explorations. Groundwater was encountered at depths from 15 to 23 feet (BGS).

The Project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone. No active faults are shown on, or in the immediate vicinity of, the Project site.

The site is relatively level and planar. Significant slopes are not located within or near the Project site, and the Project site is not identified as having a potential for slope instability.

The Project site is located in an area identified by the *County of Riverside Land Information System* as having a "high" to "very high" potential for liquefaction. Based on the depth of groundwater, and the

presence of moderately loose soils, liquefaction and other shallow groundwater-related hazards are considered a potential hazard at the Project site.

The Project site is not located within an area identified as having a potential for flooding hazards.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is designated CR (Commercial Retail) and HDR (High Density Residential). The proposed Project includes two discretionary land use applications, a GPA and a COZ. A GPA is proposed to change the HDR Land Use designation to Very High Density Residential (VHDR), as shown in **Figure 5 – General Plan Amendment.** In addition, a COZ is proposed as a part of the Project in order to denote the boundary between the proposed commercial and residential uses as well as remove certain parcels from the Rubidoux Village West Policy Area. As shown in **Figure 6 – Change of Zone**, the COZ proposes to change the existing zoning of Rubidoux Village Commercial (R-VC West), General Residential (R-3-2500), and General Commercial (C-1/C-P) to General Commercial (C-1/C-P) and General Residential (R-3).

   The proposed GPA and COZ are discretionary actions that must be approved by the Board of Supervisors. Approval of the GPA and COZ are subject to findings by County officials that the proposed land uses are consistent with the surrounding land uses and that the proposed Project is consistent with General Plan Policies.

2. **Circulation:** Implementation of the Project will include street improvements to Mission Boulevard along the frontage of the Project site consisting of paving, curbs gutters and a new driveway to the Project site. In addition, a portion of the existing median in Mission Boulevard will be removed to allow vehicles travelling west on Mission Boulevard access to the Project site via a left turn at the new Project driveway. These improvements are consistent with Circulation Element Policy C 3.2, which states:

   C 3.2 Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.

   The proposed Project includes a mix of commercial, recreational and residential land uses and will include sidewalks to facilitate pedestrian access and is thus, consistent with Circulation Element Policy C 1.7, which states:

   C 1.7 Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.

3. **Multipurpose Open Space:** The proposed Project includes an approximate one acre park. Park amenities are anticipated to include a tot lot, benches, and basketball court. These improvements are consistent with Multipurpose Open Space Element Policy OS 20.5, which states:

OS 20.5 Require that development of recreation facilities occurs concurrent with other development in an area.

4. **Safety:** The Project site is not located within a Fault Zone but it is located within a susceptible subsidence zone and has a very high potential for liquefaction. In addition, it is located within the Flabob Airport Influence Policy Area. The proposed Project includes a mix of commercial, recreational, and residential uses that would be occupied by humans. Therefore the proposed Project would be required to comply with General Plan Policy S 2.2, which states the following:

   S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm.

5. **Noise:** The County General Plan identifies the Project site as a noise-sensitive use. Noise would be generated during the construction phase of the Project; therefore the Project would be required to comply with General Plan policies N 12.1, 12.3 and N 12.4, which state:

   N 12.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.

   N 12.3 Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as

      a. Temporary noise attenuation fences;

      b. Preferential location of equipment; and

      c. Use of current noise suppression technology and equipment.

   N 12.4 Require that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

   On-site noise generated by the proposed Project will be limited through adherence to General Plan Policy N 4.1, which states:

   N 4.1 Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels: (AI 105)
      a. 45 dBA-10-minute L_{eq} between 10:00 p.m. and 7:00 a.m.
      b. 65 dBA-10-minute L_{eq} between 7:00 a.m. and 10:00 p.m.

6. **Housing:** Implementation of the proposed Project does not entail the displacement of existing housing nor does it create a need for new housing. Rather the proposed Project would create an additional 301 new dwelling units, some of which may be lower-and moderate-income housing. The proposed Project will not conflict with General Plan Housing Element policies.

7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and is thus, consistent with General Plan Policy AQ 4.9, which states:

   AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1 and support appropriate future measures to reduce fugitive dust emanating from construction-sites.

   Implementation of the proposed Project will not conflict with policies in the General Plan Air Quality Element.

B. General Plan Area Plan(s):

The Project site is located within the Jurupa Valley Project Redevelopment Area (JVPA).

C. Foundation Component(s):

The Project site is located within a Community Development Component.

D. Land Use Designation(s):

The Project Site is designated CR (Commercial Retail) and HDR (High Density Residential)

E. Overlay(s), if any:

The Project site is within a Community Center General Plan policy overlay area.

F. Policy Area(s), if any:

The Project site is within the Rubidoux Village Policy Area.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

Item	Direction	Designation
Area Plans	North	Jurupa Valley Project Redevelopment Area (JVPA), County of Riverside
	East	Jurupa Valley Project Redevelopment Area (JVPA), County of Riverside
	South	Jurupa Valley Project Redevelopment Area (JVPA), County of Riverside
	West	Jurupa Valley Project Redevelopment Area (JVPA), County of Riverside

Item	Direction	Designation
Foundation Components	North	Community Development
	East	Community Development
	South	Community Development
	West	Community Development
Existing Land Use Designations	North	PF (Public Facilities) CR (Commercial Retail) HDR (High Density Residential)
	East	CR (Commercial Retail) MHDR (Medium High Density Residential) HDR (High Density Residential)
	South	CR (Commercial Retail) MHDR (Medium High Density Residential) HDR (High Density Residential)
	West	PF (Public Facilities) CR (Commercial Retail) HDR (High Density Residential)
Overlays	There are no zoning overlays in the vicinity of the Project site.	
Policy Areas	The northeastern-most 16.5 acres of the Project site and adjacent properties to the northeast are located within the Rubidoux Village Policy Area. The Jensen-Alvarado Ranch Policy Area is approximately 970 feet southwest of the Project site. There are no policy areas to the southwest or southeast of the Project site.	

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:

The Project site is not within a mapped specific plan area.

2. **Specific Plan Planning Area, and Policies, if any:**

The Project site is not within a mapped specific plan area; thus there are no applicable specific plan policies applicable to the Project.

I. Existing Zoning:

The Project site is zoned R-VC, West (Rubidoux Village Commercial) and R-3-2500 (General Residential).

J. Proposed Zoning, if any:

A Change of Zone (COZ) is proposed as a part of the Project in order to denote the boundary between the proposed commercial and residential uses as well as remove certain parcels from the Rubidoux Village West Policy Area. As shown in **Figure 6 – Change of Zone**, the COZ proposes to change the

existing zoning of Rubidoux Village Commercial (R-VC West), General Residential (R-3-2500), and General Commercial (C-1/C-P) to General Commercial (C-1/C-P) and General Residential (R-3)

K. Adjacent and Surrounding Zoning:

North:	C-1/C-P (General Commercial) R-VC, West (Rubidoux-Village Commercial)
East:	R-VC, West (Rubidoux-Village Commercial) R-1 (One-Family Dwellings)
South:	C-1/C-1 (General Commercial) R-3-400 (General Residential) R-VC, West (Rubidoux-Village Commercial)
West:	R-VC (Rubidoux-Village Commercial) R-VC, West (Rubidoux-Village Commercial) R-3 (General Residential)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial

increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

4/11/11
Date

Claudia Steiding
Senior Environmental Planner
Redevelopment Agency for the County of Riverside

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

V. ENVIRONMENTAL ISSUES ASSESSMENT

Aesthetics

Would the project:

1.	**Scenic Resources**				
a)	Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Sources: Project Description; site visit; COR GP Figure C-9, "Scenic Highways"

Findings of Fact:

a) The proposed Project is not located within a scenic highway corridor. The closest scenic highways are Highway 91, located approximately 16 miles to the southwest and Highway 71 located approximately 20 miles from the Project site to the southwest. Therefore, there will be **no impact**.

b) The Project site contains no major rock outcroppings, unique or landmark features. Additionally, the proposed Project will not obstruct any scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public views.

Although there are no specific scenic vistas in the Project area, there are views of Mount Rubidoux to the southeast and the Jurupa Mountains to the northwest from the Project site. However, implementation of the Project will not impair these views since the Project site is located in a developed urban area in the unincorporated city of Rubidoux. Although the proposed Project would alter the Project site by introducing new development to the site, the proposed Project would not change the general nature of the view or setting. The redevelopment of the Mission Plaza Shopping Center will result in the demolition of older, substandard-to-code buildings and the construction of new commercial buildings in accordance with current design guidelines and building codes, which will approve the appearance of the Project site when viewed from Mission Boulevard and Riverview Drive. The vicinity surrounding the Project site consists of commercial, residential, and institutional land uses; thus, the proposed Project would be contextually consistent with the surrounding environment. Furthermore, the Riverside County General Plan Conservation and Open Space Element contains several policies, including but not limited to, Policy OS 21.1 which is intended to "conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County." The proposed Project would be consistent with the Riverside County General Plan. For these reasons, potential impacts to scenic resources will be **less than significant**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Mitigation:

None required.

Monitoring:

None required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Sources: RCLIS; COR Ord. No. 655;

Findings of Fact:

a) The Project site is located approximately 54.06 miles northwest the Mount Palomar Observatory. The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures which would direct undesirable light into the night sky, thereby having a detrimental effect on astronomical observation and research. The proposed Project is located outside the 45-mile radius from the Mt. Palomar Observatory. Therefore, the Project is not subject to the provisions relating to the protection of the Mt. Palomar Observatory that are set forth in Ordinance No. 655. **No impacts** will occur with regard to nighttime use of the Mt. Palomar Observatory.

Mitigation:

None required.

Monitoring:

None Required.

3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☒	☐	☐

Sources: Project Description; RCLIS

Findings of Fact:

a) The Project site is located in a developed urban area in the unincorporated community of Rubidoux. The proposed Project would redevelop an existing shopping center and introduce up to 301 new residential

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

units onto the Project site. Therefore, the proposed Project will generate new sources of nighttime light from the associated exterior residential lighting, new commercial uses, and parking/security lighting. The vicinity surrounding the Project site consists of commercial, residential, and institutional land uses and the proposed Project would be contextually consistent with the surrounding environment. All lighting associated with the proposed Project would be installed in compliance with all applicable lighting standards to contribute minimally to the visual contrast of the proposed Project with surrounding land uses during the nighttime hours. In addition, lighting will be reduced to less than significant levels through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Additionally, the Project site is located within the Flabob Airport Influence Area, Compatibility Zone D (**Figure 7**) and will comply with the guidelines relative to lighting set forth within this zone. Therefore, impacts will be **less than significant**.

b) The Project site is located in a developed urban area in the unincorporated Community of Rubidoux. The proposed Project would redevelop an existing shopping center and introduce up to 301 new residential units onto the Project site. The nearest residential uses are located adjacent to the Project site to the south and east. As previously discussed in 3(a) above, the proposed Project will generate a new source of light and glare. This additional lighting will include the installation of street lights and exterior residential lighting, which will be directed onto the Project site as required by County Ordinance 655. Adverse impacts are considered **less than significant**, with incorporation of the below-listed mitigation measure.

Mitigation:

MM AES 1: All outdoor light fixtures including street lights shall be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.

Monitoring:

Redevelopment Agency for the County of Riverside,

Agricultural & Forestry Resources

Would the project:

4.	**Agriculture**				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing agricultural use, or with land subject to a Williamson Act contract or within a Riverside County Agricultural Preserve?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625, "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Sources: COR GP Figure OS-2, "Agricultural Resources"; RCLIS; and Project Description

Findings of Fact:

a) The Project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project site consists of a commercial shopping center and previously disturbed vacant land. Additionally, the Project site is located in an urbanized area of the unincorporated community of Rubidoux and is surrounded by a mix of commercial, residential, and institutional land uses; therefore, there will be **no impact**.

b) The Project site is not being used for agricultural purposes and is not under a Williamson Act contract. Implementation of the Project will not conflict with an existing agricultural use or Williamson Act contract; therefore, there will be **no impact**.

c) The Project site and properties within 300 feet of its boundaries are zoned for residential and commercial land uses and are not currently utilized for agricultural use. Therefore, there will be **no impact**.

d) As discussed for item 4(a) above, the Project site is not located on land identified by an agency as farmland or potential farmland of any significance. The Project site is not currently being used for agricultural purposes as it consists of a commercial shopping center and previously disturbed vacant land. Additionally, there are no off-site actions related to the Project that will result in a conversion of Farmland to non-agricultural use; therefore, there will be **no impact**.

Mitigation:

None required.

Monitoring:

None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒

Sources: COR GP, Figure OS-3, "Parks, Forests and Recreation Areas"

Findings of Fact:

a) The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the *Riverside County General Plan* does not identify the Project site or its surrounding properties on Figure OS-3, "Parks, Forests and Recreation Areas." Thus, no zoning conflict will exist in this regard and **no impact** will occur.

b/c) Implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use as there is no forest land in the vicinity of the Project site. Therefore, there will be **no impact**.

Mitigation:

None required.

Monitoring:

None required.

Air Quality

Would the Project:

6. Air Quality Impacts				
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?	☐	☐	☒	☐

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 which are located within one mile of the project site to substantial point source emissions?	☐	☐	☒	☐
e)	Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Sources: AQMP 2007; COR JURUP; WEBB 2011(a) (Air Quality and Greenhouse Gas Impact Analysis)

Findings of Fact:

a) The 2007 Air Quality Management Plan (AQMP) for the South Coast Air Basin (Basin) sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The Project involves the demolition of existing uses and the construction of commercial and residential uses. The current General Plan Land Use designation for the entire Project site is Commercial Retail (CR) and High Density Residential (HDR). A General Plan Amendment (GPA) is proposed to change 0.39 acres from HDR to CR, 1.76 acres from CR to VHDR and 11.95 acres from HDR to VHDR, , as shown in **Figure 5 – General Plan Amendment**. Although the proposed Project involves a GPA, it is not substantially different from the existing designations and will not result in any changes to the existing land use patterns in the Project area. Further, as discussed in 6.b), below, the Project does not generate significant amounts of criteria air pollutants. Therefore, the Project does not conflict with, or obstruct implementation of the AQMP and impacts are considered **less than significant**.

b) Air quality impacts can be described in a short-term and long-term perspective. Short-term impacts will occur during Project construction and consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Long-term air quality impacts will occur once the Project is in operation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

The short-term construction emissions of criteria pollutants from this Project were modeled using URBEMIS 2007, Version 9.2.4 for Windows computer program (WEBB 2011(a)). The Project is anticipated to be built in two phases with demolition occurring prior to the construction of Phase I. Maximum daily emissions from demolition are estimated to be 6.35 pounds per day (lbs/day) for volatile organic compounds (VOC), 63.50 lbs/day for oxides of nitrogen (NO_X), 30.45 lbs/day for carbon monoxide (CO), 0.05 lbs/day for sulfur dioxide (SO_2), 40.05 lbs/day for particulate matter less than 10 microns (PM-10), and 10.49 lbs/day for particulate matter less than 2.5 microns (PM-2.5), which do not exceed the regional thresholds set by the SCAQMD. Maximum daily emissions from construction of Phase I are estimated to be 71.74 lbs/day for VOC, 47.15 lbs/day for NO_X, 33.61 lbs/day for CO, 0.02 lbs/day for SO_2, 54.07 lbs/day for PM-10, and 12.89 lbs/day for PM-2.5, which do not exceed the regional thresholds set by the SCAQMD. Maximum daily emissions from construction of Phase II are estimated to be 47.16 lbs/day for VOC, 44.36 lbs/day for NO_X, 43.50 lbs/day for CO, 0.05 lbs/day for SO_2, 53.91 lbs/day for PM-10, and 12.75 lbs/day for PM-2.5, which do not exceed the regional thresholds set by the SCAQMD. The short-term emissions do not exceed SCAQMD's localized significance thresholds either, as contained in the Air Quality and Greenhouse Gas Impact Analysis (WEBB 2011(a)) in Appendix A. Therefore, the impacts to air quality from construction of this Project will be **less than significant**.

The long-term net operational emissions from this Project are a result of the removal of existing uses and the addition of Project-generated vehicle trips and area source emissions from natural gas used for space and water heating, yard and landscape maintenance, etc. Maximum operational emissions are estimated to be 41.22 lbs/day for VOC, 29.14 lbs/day for NO_X, 205.11 lbs/day for CO, 0.51 lbs/day for SO_2, 79.06 lbs/day for PM-10, and 15.63 lbs/day for PM-2.5, which do not exceed the regional thresholds set by the SCAQMD. As discussed in Appendix A, no long-term localized significance threshold is needed. Additionally, no CO hot spots will occur as a result of traffic generated from this Project as well as from traffic generated by other projects in the area. Operational emissions are less than significant.

c) The portion of the Basin within which the Project is located is designated as a non-attainment area for nitrogen dioxide (NO_2) under state standards and for ozone, PM-10, and PM-2.5 under both state and federal standards.

As discussed in item 6(a), the proposed Project does not conflict with any land uses, it is in conformance with the AQMP, and the Project's short-term and long-term emissions do not exceed the SCAQMD established thresholds of significance; the Project's net increase in criteria pollutant emissions for which the Project region is non-attainment. Therefore, the Project's contribution is not cumulatively considerable and impacts are considered less than significant.

d) The closest sensitive receptors are the existing residences to the east and south and a school to the west of the Project site. To ensure a worst-case analysis, the nearest sensitive receptor position of 85 feet (25 meters) was used. As described in item 6(b), above, the Project's short-term emissions do not exceed the localized significance thresholds established by SCAQMD and the proposed Project does not require a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

long-term localized significance threshold analysis because it does not contain any stationary sources that warrant such analysis.

Hence the project will not expose sensitive receptors to substantial pollutant concentrations and the impact is less than significant.

e) The Project involves the construction of sensitive receptors, in the form of residential uses. However, the Project site is not located within one mile of a substantial point source emitter and is surrounded by commercial and residential uses; therefore, no significant impact will result from Project implementation.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Recognizing the short-term duration and quantity of emissions in the Project area, the Project will result in a less than significant impact relating to objectionable odors.

Mitigation:

None required.

Monitoring:

None required.

Biological Resources

Would the Project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
7.	**Wildlife & Vegetation**				
a)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional or state conservation plan?	☐	☒	☐	☐
b)	Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c)	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. Wildlife Service?	☐	☒	☐	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	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?	☐	☐	☐	☒
f)	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?	☐	☐	☐	☒
g)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Sources: COR MSHCP; MSHCP Consistency Analysis

Findings of Fact:

a) The proposed Project is located within an area subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to conserve habitat for selected species throughout western Riverside County. The MSHCP consists of several Criteria Areas and Cells that assist in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation in the MSHCP. In addition to Criteria Cell requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines) of the MSHCP. The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the *Natural Communities Conservation Plan* (NCCP) under the *State NCCP Act of 2001*.

   The Project site is surrounded by commercial, residential, and institutional land uses with little to no remaining natural plant communities and few habitat resources for wildlife. Vegetation on the undeveloped portion of the Project site consists of ruderal forbs[7] and non-native grasses. Plant species present include castor bean (*Ricinus communis*), common fiddleneck (*Amsinckia menziesii*), wild oat (*Avena fatua*), wild radish (*Raphanus sativus*), mouse barley (*Hordeum murinum*), annual yellow sweetclover (*Melilotus indicus*), and red stemmed filaree (*Erodium cicutarium*). Due to the Project site being located within a developed and urbanized area, there is little wildlife activity. Species present on the Project site include house sparrow (Passer domesticus), rock pigeon (*Columbia livia*), American crow

[7] Ruderal refers to weedy vegetation that grows on compacted, plowed, or otherwise disturbed ground. Forbs refer to non-woody plant other than a grass, sedge, rush

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(*Corvus brachyrhynchos*), and ground squirrel (*Spermophilus beecheyi*). The Project site is not located within any MSHCP Criteria Cells or Special Linkage Areas but does, however lie within a survey area for the Western burrowing owl (*Athene cunicularia*), and for narrow Endemic plant species including the San Diego Ambrosia (*Ambrosia pumila*), San Miguel savory (*Satureja chandleri*), and Brand's phacelia (*Phacelia stellaris*).

A burrowing owl site assessment was conducted the morning of April 19, 2010. The Project site and adjacent 100-foot buffer area were systematically searched for burrowing owl habitat and any burrows potentially suitable for burrowing owl. The analysis of the site assessment concluded that the Project site supports poor nesting habitat for burrowing owl due to a lack of suitable burrows and squirrel activity. However, if squirrels move onto the Project site in greater numbers, creating suitable burrows, burrowing owl could inhabit the site in the future. In order to mitigate potential impacts to the Western burrowing owl to **less than significant**, mitigation measure **MM BIO 1** shall be implemented.

There is no existing conservation or MSHCP Criteria Cells located in proximity to the Project. Thus, there are no Urban/Wildlife Interface Guideline (UWIG) issues associated with the proposed Project site and therefore, no conflicts are anticipated with the MSHCP Section 6.1.4 (Urban Wildlands Interface). Because there is not suitable habitat for Narrow Endemic Plant Species, the Project is consistent with MSHCP 6.1.3 (Protection of Narrow Endemic Plant Species). Mitigation measure **MM BIO 1** requires a pre-construction survey for burrowing owls; therefore, the Project is consistent with MSHCP Section 6.3.2 (Additional Survey Needs and Procedures). Because there is not suitable habitat for Riparian/Riverine Areas and Vernal Pools, the Project is consistent with MSHCP 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools).

For these reasons, the proposed Project will have a **less than significant effect with mitigation measures** implemented with respect to conflicting with the provisions of an adopted HCP, NCCP, or other approved local, regional or state conservation plan.

b) No endangered or threatened species or habitat exists on site. Therefore, with respect to incurring a substantial adverse effect, either directly or through habitat modifications on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12), the proposed Project will have a **less than significant impact with mitigation measure MM BIO 1 incorporated**.

c) As discussed in the response to item 7(a), the Project site supports poor nesting habitat for burrowing owl due to a lack of suitable burrows and squirrel activity. However, if squirrels move onto the Project site and create suitable burrows, burrowing owl could inhabit the site in the future. The Project shall therefore require implementation of mitigation measure **MM BIO 1**. For these reasons, the proposed Project will have a less than significant effect with respect to incurring a substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U. S. Fish and Wildlife Service (USFWS).

d) As discussed in the response to item 7(a), there is no fish habitat within the proposed Project site. Additionally, the Project site is within a developed area and as such, is not considered a wildlife corridor. Impacts to wildlife and wildlife corridors are less than significant with incorporation of mitigation measure **MM BIO 1**.

e) Riparian habitat is not located within the Project area. No other sensitive natural communities are located within the Project area. Therefore, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies and regulations, or by the CDFG or USFWS.

In California, the State Water Resources Control Board (SWRCB) and its Regional Water Quality Control Board (RWQCB), administer the National Pollutant Discharge Elimination System (NPDES) permit program. The NPDES permits cover all construction and subsequent drainage improvements that disturb one acre or more, industrial activities, and municipal separate storm drain systems. Construction and industrial activities are typically regulated under statewide general permits that are issued by the SWRCB. The SWRCB also issued a statewide general small Municipal Separate Storm Sewer System (MS4) stormwater NPDES permit for public agencies that fall under that Phase II NPDES regulations. The Project will be required to comply with all provisions of the NPDES permit program. Additionally, this Project will be required to prepare a SWPPP and a Project-specific WQMP, which will identify appropriate BMPs. Thus, potential impacts to receiving waters from future development would be reduced through compliance with the NPDES regulations and incorporation of BMPs. The Project is consistent with the MSHCP Section 7.5.3 through compliance with NPDES regulations and incorporation of BMPs. While there is no riparian habitat on site, these regulations and BMPs from the SWPPP and WQMP, will be implemented during Project construction and operation to protect areas downstream where riparian habitat may be located. Therefore, there will be **no impact**.

f) As discussed in the response to item 7(a), the Project site does not contain Riparian/Riverine or Vernal pools. Additionally, there are no mapped U. S. Geological Survey (USGS) blue-line drainages occurring directly on the Project site. Therefore, with respect to adverse effects on federally protected wetlands as defined by Section 404 of the *Clean Water Act* through direct removal, filling, hydrological interruption or other means, there will be **no impact**.

g) As discussed in the response to item 7(a), implementation of the proposed Project will not conflict with any local policies protecting biological resources identified in the Jurupa Area Plan of the Riverside County General Plan or ordinances protecting biological resources. Therefore there will be **no impact**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Mitigation:

MM BIO 1: A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols.

Monitoring:

Redevelopment Agency for the County of Riverside,

Cultural Resources

Would the Project:

8.	**Historic Resources**				
a)	Alter or destroy an historic site?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Sources: CRM; COR GP Figure OS-7, “Historical Resources”

Findings of Fact:

a) Between December 2010 and February 2011, CRM TECH conducted a *Phase 1 Cultural Resources Assessment* (Appendix C-1), for the Project site. As part of the study, CRM TECH conducted a historical/archeological records search of the Project site. The *Phase 1 Cultural Resources Assessment* concluded that five commercial buildings located at 5688–5780 Mission Boulevard date to the 1947–1965 era, however, none of them meet the definition of a "historical resource" and that no other potential "historical resources" are present within or adjacent to the Project site. Furthermore, no historic artifacts were discovered during the survey. Therefore, there will be **no impact**.

b) Archaeological resources consist of places (historic and prehistoric archaeological sites), structures, or objects that provide evidence of past human activity. They are important for scientific, historic, and/or religious reasons to cultures, communities, groups, or individuals. The cultural history of Riverside County is divided chronologically into three periods: prehistory, ethnohistory and history. Native American cultures predominate in the prehistorical and ethnohistorical periods of County history.

The California Public Resources Code Section 5020.1(j), defines a “historical resource” as:

> *“any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."*

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

More specifically, State *CEQA Guidelines* state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

The *Phase 1 Cultural Resources Assessment* (Appendix C.1) analyzed the following prehistoric, ethnohistoric, and historic themes in the vicinity of the Project area:

- Native American land use during the paleoindian, early archaic, late archaic, and late prehistoric periods;
- settlement and development activities by early settlers, ranchers, and land speculators in the mid-19th century;
- agrarian growth of the community in the late 19th and early 20th centuries; and
- urban expansion and suburbanization since the mid-20th century.

The *Phase 1 Cultural Resources Assessment* (Appendix C.1) concluded that five commercial buildings located at 5688-5780 Mission Boulevard are the only potential "historical resources" identified on and within the vicinity of the Project site. The five buildings date to the 1954-1965 era, a period when the Riverside-Rubidoux area, like much of the rest of the country, experienced rapid urban/suburban growth. The construction of the buildings was certainly related to that important period in the community's history, which may be considered a pattern of events that has left a significant legacy in local history with respect to 20th century urban expansion and suburbanization, and the five buildings all retain at least minimally sufficient historic integrity with regards to their appearance to relate to that period. However, none of the buildings—nor the five of them collectively—demonstrates a particularly close or unique association with local 20th century urban expansion and suburbanization in comparison to the numerous other similar properties in the area.

Despite extensive research, no persons of recognized historic significance, specific events of importance, or prominent architects, designers, or builders were identified in association with any of the buildings. In terms of architectural merit, all of the buildings have undergone moderate to extensive alterations, including partial demolition, and none of them could be considered an important example of a style, type, period, region, or method of construction. Aesthetically, the buildings do not convey any ideals or design concepts more eloquently than other commercial buildings of similar style, character, and vintage in the Rubidoux area. Furthermore, none of the buildings are currently listed in a local register of historical resources, nor do any of them appear to hold any special historical interest in the local community. Based on these considerations, the present study concludes that the five commercial buildings at 5688–5780 Mission Boulevard do not appear eligible for listing in the California Register of Historical Resources, either individually or collectively, and do not qualify as "historical resources," as

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

defined above. Therefore, impacts with regard to historical resources are considered **less than significant**.

The sacred lands and record search conducted by the Native American Heritage Commission ("NAHC") did not identify the presence of Native American cultural resources within the Project's area of potential effects (NAHC 2011); however, because the Project includes a General Plan Amendment, government-to-government consultation is required per Section 65352.3 of the California Government Code (Senate Bill 18). The County initiated consultation with the following tribes on April 4, 2011:

- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- San Manuel Band of Mission Indians
- Serrano Nation of Indians
- Soboba Band of Mission Indians
- Ramona Band of Cahuilla Mission Indians
- Pechanga Band of Mission Indians
- Santa Rosa Band of Mission Indians
- Cahuilla Band of Indians
- Gabrieleno/Tongva San Gabriel Band of Mission
- Gabrielino Tongva Nation

Mitigation:

None required.

Monitoring:

None required.

	9. Archaeological Resources				
a)	Alter or destroy an archaeological site?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d)	Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Sources: CRM; COR GP Figure OS-6, "Relative Archaeological Sensitivity of Diverse Landscapes"

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

a/b) The Project site is not identified on the County's Relative Archaeological Sensitivity of Diverse Landscapes map (General Plan Figure OS-6) as an area of archaeological resource sensitivity. Nevertheless, in the event of an accidental discovery of a cultural and/or archaeological resource; implementation of mitigation measure **MM CR 1** (requiring the construction in the vicinity of the find be halted until a determination as to the significance of the find is made and any find be recorded and curated) will **reduce potential impacts** to archaeological resources to **less than significant**.

c) The proposed Project site is not located on a known formal or informal cemetery. No impacts to human remains, including those interred outside of formal cemeteries, are anticipated. In the event that unknown human remains are uncovered during construction activities, Sections 7052 and 7050.5 of the California Health and Safety Code require the Riverside County Coroner's Office to be contacted within 24 hours and all work to be halted until a clearance is given by that office and any other involved agencies. If human remains are discovered, the County shall comply with the requirements of Public Resources Code Section 5097.98, as amended. With adherence to existing laws and codes and **implementation of mitigation measure MM CR 2**, potential impacts with respect to disturbing human remains will be **less than significant**.

d) There are no known religious or sacred uses within the Project area; therefore, with regard to restricting religious or sacred uses, the Project will have **no impact**.

Mitigation:

MM CR 1: Should any cultural and/or archaeological resources be accidentally discovered during Project construction, construction activities in the vicinity of the resource shall immediately halt and construction activities shall be moved to other parts of the Project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State *CEQA Guidelines*), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.

MM CR 2: In the event that human remains are discovered during grading or construction of the Project, the County will immediately halt work, contact the Riverside County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the State *CEQA Guidelines*. If the Riverside County Corner determines that the remains are Native American, the County will contact the Native American Heritage Commission (NAHC), in accordance with Section 7050.6, subdivision (c) and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the County shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards or practices), where the Native American human remains are located, is not damaged or disturbed by further construction activity

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

until the County has discussed and conferred with the most likely descendents, as prescribed in this section (PRC 5097.98), to obtain their recommendations, if applicable, taking into account the possibility of multiple human remains.

Monitoring:

Redevelopment Agency for the County of Riverside,

10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Sources: COR GP Figure OS-8, "Paleontological Sensitivity"; RCLIS

Findings of Fact:

a) The Project site and the surrounding area are identified as having a High Potential/Sensitivity for paleontological resources. Riverside County General Plan Policy (OS 19.9) requires that when existing information indicates that a site proposed for development may contain paleontological resources, a paleontologist shall monitor site grading/earthmoving activities and be granted certain authority for carrying out appropriate protocol. Therefore, to ensure that any unintentionally encountered paleontological resources are protected from damage and properly handled according to applicable procedures, mitigation measure **MM CR 3** shall be implemented,which requires a paleontologist to be retained to review development and grading plans and monitor site grading activities, with the authority to: halt grading to collect unrecovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department. Therefore, impacts to potential paleontological resources discovered during grading will be **less than significant with mitigation**.

Mitigation: To protect potentially encountered paleontological resources during grading activities, **MM CR 3** provides for appropriate monitoring and requires regulations to be adhered to.

MM CR 3: A Riverside County qualified paleontologist shall be retained by the RDA, Commercial Developer(s) or Residential Developers(s) for the portions of the Project for which each party is responsible for the grading and site preparation. The Paleontologist shall review development and grading plans and monitor site grading activities. The paleontologist shall have the authority to: halt grading to collect unrecovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department. If grading is halted to collect resources, construction may continue on other portions of the Project site provided a paleontological monitor is present.

Monitoring:

Redevelopment Agency for the County of Riverside

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Geology and Soils				
Would the Project:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to 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?	☐	☐	☒	☐

Sources: COR GP Figure S-2, "Earthquake Fault Study Zones"; RCLIS; C.H.J.

Findings of Fact:

a-b) *The State of California Alquist-Priolo Earthquake Fault Zoning Act* was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. In general, Southern California as a whole is a seismically-active region that contains many earthquake faults. The Project site is not located within an Alquist-Priolo earthquake fault zone or County Fault Hazard Zone. The nearest active fault zones include the Rialto-Colton fault located approximately 7 miles to the southeast. The proposed Project will be constructed in accordance with the provisions of the California Building Code (CBC), Uniform Building Code (UBC) and from data analysis contained in the *Geotechnical Investigation Report* (Appendix D). Therefore, potential impacts to people and structures from rupture of known earthquake faults are considered **less than significant**.

Mitigation:

None required.

Monitoring:

None required.

12. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

Sources: COR GP Figure S-3, "Generalized Liquefaction"; COR JURUP Figure 10, "Seismic Hazards"; C.H.J.; RCLIS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Findings of Fact:

a) The Project site is located in an area designated in the General Plan as having a “high” to “very high" potential for liquefaction. In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. According the *Geotechnical Investigation Report* (Appendix D) prepared for the Project site, liquefaction is expected to occur in the commercial portion of the Project site in a sandy layer between the depths of 40 to 45 feet BGS (C.H.J., pp 9-11). Liquefaction is generally not anticipated in the overlaying and underlying dense sand layers (C.H.J., pp 9-11). Liquefaction is not expected to occur in the sediments encountered in the residential portion of the Project site (C.H.J., pp 9-11). Because Project structures will be constructed in accordance with the provisions of the CBC, UBC, County Ordinances, and mitigation measure **MM GEO 1**, which requires on-site evaluation by a Geotechnical Engineer and incorporation of the recommendations contained in the *Geotechnical Investigation Report* (Appendix D) during Project design and to reduce loss due to seismic-related ground failure; impacts are considered **less than significant with mitigation**.

Mitigation:

MM GEO 1: Prior to any Project-related grading, including site clearing and stripping, the Redevelopment Agency of the County of Riverside (RDA), the Commercial Developer(s), and/or Residential Developer(s) shall retain a licensed Geotechnical Engineer or Engineering Geologist to observe and assure implementation of all recommendations of the *Geotechnical Investigation Report,* including but not limited to recommendations regarding: General Site Grading, Minimum Mandatory Removal and Recompaction of Existing Soils, Compact Fills, Lateral Loading, and Expansive Soils. The RDA is responsible for retaining the Geotechnical Engineer/Engineering Geologist for mass grading of the Project site and construction of those street improvements for which the RDA is responsible. The Commercial Developer(s) is responsible for retaining the Geotechnical Engineer/Engineering Geologist for any final grading on the commercial portion of the Project site for which the Commercial Developer(s) is responsible. The Residential Developer(s) is responsible for retaining the Geotechnical Engineer/Engineering Geologist for any final grading on the residential portion of the Project site for which the Residential Developer(s) is responsible.

Monitoring:
Redevelopment Agency for the County of Riverside, County Department of Engineering, Riverside County Department of Building and Safety

13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Sources: COR GP Figure S-4, “Earthquake-Induced Slope Instability Map”; COR JURUP Figure 12, “Slope Instability”

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Findings of Fact:

a) As previously discussed in the response to items 11(a) and 11(b), Southern California is a seismically-active region. Due to the site's proximity to a known fault, strong ground shaking resulting from earthquakes may occur during the lifetime of the Project. The Project will be constructed in accordance with the requirements of the CBC, UBC, and with **MM GEO 1**, requiring on-site evaluation and incorporation of the recommendations contained in the *Geotechnical Investigation Report*. Therefore, impacts related to strong seismic ground shaking are considered **less than significant with mitigation.**

Mitigation:

None required.

Monitoring:
Redevelopment Agency for the County of Riverside, Riverside County Department of Engineering, County Department of Building and Safety

14. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Sources: COR GP Figure S-5, "Regions Underlain by Steep Slope"; COR JURUP Figure 11, "Steep Slope"; COR JURUP Figure 12, "Slope Instability"; Site Visit

Findings of Fact:

a) The Project site is relatively flat. The Riverside County General Plan has catalogued and categorized areas within the County according to their slope angle. The County created four slope angle categories by which to rate properties: less than 15%, 15–25%, 25–30%, and 30% and greater. The Project site and its surrounding area are rated in the lowest of the categories indicating no substantial concerns related to slope-related landslide risks. Furthermore, the *Riverside County General Plan* has catalogued and categorized areas within the County identified as being prone to slope instability. These areas are described in three categories: existing landslides; high susceptibility to seismically induced landslides and rockfalls; and low to locally moderate susceptibility to seismically induced landslides and rockfalls. The Project site and its surrounding area are not identified as being within any of the slope instability areas. Therefore, with regard to landslide risk, **no impact** will occur.

Mitigation:

None required.

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

None required.

15. Ground Subsidence				
a) 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 ground subsidence?	☐	☒	☐	☐

Sources: COR GP Figure S-7, "Documented Subsidence Areas"; RCLIS; C.H.J.

Findings of Fact:

a) The Riverside County Land Information System indentifies the Project site and the surrounding area as being susceptible to subsidence. Subsidence is compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. However, the *Riverside County General Plan* indicates the Project site is located within a subsidence susceptible area but is outside of a Documented Subsidence Area. According to the *Geotechnical Investigation Report* prepared for the Project site, a maximum hydro-consolidation strain of approximately one percent could be developed in the upper loose soils. However, the *Geotechnical Investigation Report* concludes that with the recommendations contained in the report, the potential for seismically induced ground subsidence will be less than significant. Additionally, the proposed Project will be constructed in accordance with the requirements of the UBC, CBC, and with **MM GEO 1** requiring on-site evaluation in compliance with recommendations of the *Geotechnical Investigation Report*. Therefore, impacts are considered **less than significant with mitigation**.

Mitigation:

None required.

Monitoring:

Riverside County Department of Engineering, County Department of Building and Safety

16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Sources: On-site Inspection

Findings of Fact:

a) A seiche is a standing wave in an enclosed or partially enclosed body of water; seiches and seiche-related phenomena have been observed on lakes, reservoirs, swimming pools, bays, and seas. The Project site is not located near to an enclosed body of water and therefore will not be subject to the risk of seiche. There are no hills or mountainsides near to the Project site that could contribute to or cause a mudflow and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

therefore will not be subject to the risk of mudflow. There are no known active or dormant volcanoes in the Project's vicinity and therefore will not be subject to the risk of volcanic activity. Therefore, with regard to other geologic hazards, **no impact** will occur.

Mitigation:

None required.

Monitoring:

None required.

	17. Slopes				
a)	Change topography or ground surface relief features?	☐	☒	☐	☐
b)	Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c)	Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Sources: COR GP, Figure S-4, "Earthquake Induced Slope Instability Map" and Figure S-5, "Regions Underlain By Steep Slopes"; COR Ord. No. 457; C.H.J.; Site Plan

Findings of Fact:

a) The proposed Project will not result in a change in topography as the site is relatively flat and has previously been graded. Compliance with Riverside County Ordinance No. 457 is required regardless of the Project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are constructed appropriately. Compliance with Ordinance No. 457, the UBC, and with **MM GEO 1** requiring on-site evaluation in compliance with recommendations contained in the *Geotechnical Investigation Report* will reduce potential impacts to **less than significant with mitigation**.

b) The Proposed Project has no cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, **no impact** will occur.

c) The Project does not propose or require a subsurface sewage disposal system. Additionally, there are no known active subsurface disposal systems located on the Project site. In the event there is an inactive subsurface disposal system, such system will be removed in accordance with all applicable federal, state, and County regulations. Therefore, construction of the proposed Project would not affect or negate a subsurface sewage disposal system and thus, **no impact** will occur.

Mitigation:

None required.

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Riverside County Department of Engineering, County Department of Building and Safety

18.	**Soils**				
a)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b)	Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐

Sources: Site Visit, Project Description; C.H.J.; USDA Soil Survey

Findings of Fact:

a) Construction of the proposed Project could result in soil erosion and/or the loss of topsoil. As required by the Clean Water Act, this proposed Project will adhere to and comply with the Santa Ana Municipal Separate Storm Sewer (MS4) NPDES General Construction Permit and implement an effective SWPPP during construction. Additionally, the Project site is relatively level and therefore is not subject to significant erosion by water through surface drainage during construction. Once construction is complete, the Project site will be landscaped and incorporate drainage features and BMPs as identified in the WQMP, so as to minimize runoff and erosion. With implementation of a SWPPP that incorporates sediment control and erosion control BMPs, impacts from soil erosion and topsoil loss during construction is considered to be **less than significant**.

b) Expansive soils are generally considered a threat because of the pressure that may be induced upon structures. In general, these types of soils include characteristics that may result in expansion or contraction when exposed to water. The extent of contraction (shrink) or expansion (swell) may be influenced by the amount and type of clay in the soil. According to the *Soil Survey of Western Riverside Area*, the predominant soil type located on the Project site is Greenfield Sandy Loam, 2 to 8 percent slopes, eroded (GyC2). This type of soil is classified as having a low shrink-swell potential. Additionally, the results of the expansion index test performed as part of the Geotechnical Investigation Report indicate that the expansive potential of the soils on the Project site is very low to low. With the incorporation of structural design elements as identified in the Geotechnical Investigation Report, potential risks to life or property associated with expansive soils are considered **less than significant**.

Mitigation:

None required.

Monitoring:

None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Sources: Project Description

Findings of Fact:

c) No septic tanks or alternative wastewater disposal systems are proposed to be constructed as a part of this Project. Therefore, **no impacts** will occur.

Mitigation:

None required.

Monitoring:

None required.

19. Erosion				
a) Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on- or off-site?	☐	☐	☒	☐

Sources: COR Ordinance No. 754; Project Description

Findings of Fact:

a) The proposed Project will not directly modify a river, streambed or lake. Erosion from the site could be conveyed in the existing storm drain system to the Santa Ana River. However, with implementation of appropriate erosion and sediment control BMPs identified in the WQMP and SWPPP and adherence to applicable provisions of County Ordinance No. 754 (Stormwater/Urban Runoff Management and Discharge Controls) and NPDES Order No. R8-2010-033, potential impacts to the modification of the channel of a river, stream, or lake bed are considered **less than significant**.

b) During site construction, the potential exists for an increase in erosion. However, with implementation of appropriate erosion and sediment control BMPs identified in the Project's SWPPP (during construction) and the WQMP (for post construction), and adherence to applicable provisions of County Ordinance No. 754 (Stormwater/Urban Runoff Management and Discharge Controls), potential impacts associated with erosion are considered **less than significant**.

Mitigation:

None required.

Monitoring:

None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Sources: COR GP Figure S-8, "Wind Erosion Susceptibility Map"; COR Ordinance No. 460 Sec. 14.2; COR Ordinance No. 484

Findings of Fact:

a) The Project site is in an area susceptible to high wind erosion. Wind in the Project area generally blows from the northeast to the southwest during Santa Ana wind events which occur in the late fall and winter. The Santa Ana wind events are influenced by development of a ridge of high pressure over the great basin. During the construction phase, South Coast Air Quality Management District (SCAQMD) Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires, among other measures, that exposed soils be treated at least twice per day with water or chemical stabilizers, restricted vehicle speeds on un-paved roads, vegetative covers on inactive areas of exposed earthwork, as well as the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance 484 will reduce impacts to less than significant during the grading and construction phases of the Project. During long-term operation of the Project, maintained landscaping and hardscaping will reduce potential impacts associated with blowing sand during wind events to **less than significant** levels.

Mitigation:

None required.

Monitoring:

None required.

Greenhouse Gas Emissions

Would the Project:

21. Greenhouse Gas Emissions				
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Sources: AB 32; CARB Scoping Plan; COR GHG SOP; WEBB 2011(a)

Findings of Fact:

a) The Project's greenhouse gas (GHG) emissions are estimated to generate approximately 12,153 metric tonnes of carbon dioxide equivalents ($MTCO_2E$) per year as indicated in the *Air Quality and Greenhouse Gas Impact Analysis* in Appendix A. In May of 2010, the County of Riverside Transportation and Land Management Agency Planning Department issued a Draft Standard Operating Procedure regarding Greenhouse Gases and CEQA Compliance (COR GHG SOP). The intent of the COR GHG SOP was to provide guidance to County staff on how to evaluate applications for discretionary projects to determine what level of analysis is appropriate regarding the proposed Project's potential impact, if any, on global climate change in accordance with CEQA. Current County requirements include the use of the screening thresholds recommended by SCAQMD and indicate that a residential, commercial, or mixed use project will have a less than significant impact on GHG and climate change if it emits no more than 3,000 $MTCO_2E$ per year. The Project's GHG emissions exceed the SCAQMD screening threshold for mixed use projects of 3,000 $MTCO_2E$/year.

   According to the COR GHG SOP, demonstrating that the Project's GHG emissions have been reduced by approximately 30 percent or more below the Business-As-Usual (BAU) scenario demonstrates the Project has less than significant impacts. This approach is consistent with the State *CEQA Guidelines* that support the use of a performance-based significance threshold, such as Assembly Bill 32, the Global Warming Solutions Act of 2006 (AB 32), against which to evaluate cumulative GHG impacts from a project (Section 15064.4(a)(2).

   The level of emissions estimated above (12,153 $MTCO_2E$/year) reflects the level of emissions associated with BAU because it does not consider emission reductions from compliance with local, state, and national programs enacted since AB 32 was signed into law or Project-specific reduction measures.

   Since AB 32 was enacted, statewide measures have been adopted to reduce GHG emissions across multiple sectors within the state, including GHG emissions associated with the proposed Project. Mandatory compliance with these statewide measures summarized in WEBB 2011(a) reduces Project-specific GHG emissions by approximately 25.34 percent. Implementation of mitigation measures **MM GHG 1** through **MM GHG 3**, provided below reduce the Project-specific GHG emissions by approximately 4.67 percent by reducing electricity consumption and water usage.

   The total GHG reductions indicate that, with mandatory compliance with statewide measures and implementation of mitigation measures, Project-specific GHG emissions would be reduced by 30.01 percent.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Additionally, it is important to note that GHG emission reductions were not quantified for all existing or proposed regulations, project design features or mitigation measures where quantification was not readily available. Thus, the 30 percent reduction from BAU is a conservative estimate.

The 30 percent reduction from BAU is consistent with the AB 32 goal of reducing GHG emissions from BAU by 28.3 percent. Thus, the Project will not generate a significant amount of GHG emissions, directly or indirectly and the impact is **less than significant with mitigation**.

b) The County does not currently have an adopted plan (e.g., Climate Action Plan or GHG reduction plan) for the purposes of reducing GHG emissions; therefore, compliance with the California Air Resources Board, *Climate Change Scoping Plan* (CARB Scoping Plan), is used in this analysis.

The CARB Scoping Plan calls for a reduction in California's GHG emissions of approximately 30 percent from BAU emission levels projected for 2020.

Project consistency with the measures in the Scoping Plan is shown in Table 15 of the Air Quality and Greenhouse Gas Impact Analysis (Appendix A). Most of the reduction measures are not applicable to the Project and were not listed. The Project is consistent with the feasible measures. Therefore, the Project will not conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions. **No impacts** are anticipated.

Mitigation:

MM GHG 1: In order to reduce energy consumption from the proposed Project development, construction of all proposed uses shall exceed the 2008 California Energy Code – Title 24, Part 6 energy efficiency standards by 20 percent. Submission of a Title 24 worksheet with building plans shall be required by the Department of Building and Safety in order to obtain a building permit. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations demonstrating that the Project will increase energy efficiency 20 percent beyond Title 24. Compliance is determined by comparing the energy efficiency of the proposed development to a minimally Title 24-compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 1, Article 1, Section 10-109. These approved programs include, as of April 2011, CALRES 2008, EnergyPro 5.1, and Micropas 8.1, for residential buildings and EnergyPro 5.0 and 5.1 and Perform 2008, for non-residential buildings.

MM GHG 2: In order to reduce energy consumption from proposed Project development, applicable plans (e.g., electrical plans, improvement maps) submitted to the County shall include the installation of energy-efficient street lighting throughout the Project site. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

MM GHG 3: In order to reduce water consumption and associated energy use from the proposed Project development, indoor water use shall be reduced by 20 percent, prior to issuance of any building permits. All requirements will be documented through a checklist to be submitted with building plans and calculations.

Monitoring:

Redevelopment Agency for the County of Riverside

Hazards and Hazardous Materials

Would the Project:

22.	**Hazards and Hazardous Materials**				
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)	Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
e)	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?	☐	☒	☐	☐

Sources: Chapter 6.95, DEH, URS 2008, URS 2010a, URS 2010b, URS 2010c, URS 2010d, URS

Findings of Fact:

a) Current business activities at the Project site include a dental clinic, restaurant, laundromat, swap meet, "A & J 99-cent store" and may use, store, or sell items considered to be hazardous materials such as paint and paint thinners, bleaches, household cleaning substances, pesticides, materials and chemicals used for dental x-rays, and restaurant grease. The proposed Project would involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment at the site and would be transported to the construction site on an as-needed basis by equipment service trucks. In addition, workers would commute to the Project site via private vehicles, and would operate construction vehicles/equipment on both public and private streets. Materials hazardous to humans,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

wildlife, and sensitive environments would be present during Project construction. These materials include diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, and chemical toilets. The potential exists for direct impacts to human health and environment from accidental spills of small amounts of hazardous materials from construction equipment during construction of the buildings.

A variety of state and federal laws govern the transport, generation, treating, and disposal of hazardous wastes. The County of Riverside has the authority to inspect on-site uses and to enforce state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes. In addition, the County currently requires an annual inventory of hazardous materials in use on site and a business emergency plan to be submitted for an annual review, as required by Chapter 6.95 of the California Health and Safety Code. Chapter 6.95 of the California Health and Safety Code requires any business handling or storing in excess of 55 gallons or 500 pounds of a solid or liquid hazardous material, or 200 cubic feet of gas, to submit hazardous materials management business plans (HMBPs). These plans are to provide emergency responders with emergency contact information, site-specific chemical inventories, and maps of the vicinity and facilities. Facilities storing materials that are "acutely" hazardous and in excess of the quantities provided in CCR, Title 19, must submit a more comprehensive risk management plan which includes off-site consequences analysis, maintenance, training programs, and an executive summary. Because compliance with these laws is required, potential impacts associated with the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials will be **less than significant**.

b) Construction of the proposed Project may require the temporary use and storage of some hazardous materials, such as paints, oils, solvents, and cleansers. The amount of such materials would be limited to quantities necessary for construction of the proposed Project. The Project includes the demolition of the existing structures at 5724–5780 Mission Boulevard, 5786 Mission Boulevard, and 5757 Tilton Avenue. Given the age of these buildings, it is possible that asbestos and lead based paint may be present (URS 2008, p. 17; URS 2010a, p. 20; URS 2010c, p. 19). Potential impacts associated with the release of asbestos or lead-based paint will be reduced to **less than significant with the implementation of measure MM HAZ 1**, which requires preparation of an asbestos and lead-based paint survey and use of qualified contractors to remove such substances.

In addition for the potential for asbestos and lead-based paint to be present at 5786 Mission Boulevard (APNs 181-020-030 and 181-020-031), there are hydrocarbons present in the soil at this location due to this site's previous use as a former gas station, which will be remediated as part of the Project (URS 2010a, 2010b). A Phase II Preliminary Site Investigation (a copy of which is included as Appendix E.3 of this IS/MND) was performed in June 2010 to identify areas where hydrocarbon impacts to soil exist. Specifically, the laboratory data from the soil samples are consistent with a past release of gasoline to soil and is presumed to be related to the past use of underground storage tanks (UST) at the site. In

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

addition, soil samples are consistent with a past release of hydraulic fluid to soil and are presumed to be related to the past use of a hydraulic vehicle lift at the site. The tests revealed the presence of hydrocarbon impacts to at least 30 feet. Based on information obtained and reviewed during the Phase II investigation, the soils at the site have been impacted by petroleum hydrocarbons. The levels of three volatile organic compounds are elevated above the EPA Region 9 Regional Screening Levels (RSL) for residential soils.

In January 2011 an *Additional Site Characterization Report* was prepared by URS Corporation (Appendix E.6) in order to provide additional analysis of soil and groundwater samples from below this site and to further define the lateral and vertical extent of hydrocarbon impacted soils. Based on the concentrations observed in the samples analyzed, lead in the soil does not appear to be a concern at 5786 Mission Boulevard. As discussed in the Project Description, the Project will remediate the contaminated soil at this location by either removal of the contaminated soil by excavation, with off-site disposal or on-site treatment by vapor extraction or chemical/biological methods. All remediation work will be performed under an amendment to the Corrective Action Plan Work Plan for Additional Site Characterization, 5786 Mission Boulevard, September 30, 2010 (a copy of which is included as Appendix E.5 to this IS/MND) which must be approved by the County Department of Environmental Health and shall include additional subsurface soil and groundwater investigation to delineate the extent of petroleum impact at the site (DEH). In addition, the County of Riverside Department of Environmental Health requested further remediation feasibility testing and site remediation as part of the amendment to the Corrective Action Plan Work Plan for Additional Site Characterization, 5786 Mission Boulevard (DEH).

Other than the site at 5786 Mission Boulevard, no soil contamination is expected on other parts of the Project site (URS 2008, URS 2010a, URS 2010c); however, to make sure Project-related grading and site preparation activities does not result in the use of contaminated soil, mitigation measure **MM HAZ 2**, shall be implemented.

Operation of the proposed Project is not anticipated to create significant hazards related to the release of hazardous materials. Potentially hazardous products may be sold at the commercial uses contemplated at the Project site (specifically a grocery or drug store) such as cleaners and paints; however, these do not pose a significant hazard to the public or the environment due to their relatively small quantities and the secure packaging in which the products are sold.

For the reasons discussed above, potential impacts associated with the release of hazardous materials will be **reduced to less than significant with the implementation of mitigation measures MM HAZ 1** and **MM HAZ 2**.

c) Access for emergency vehicles will be allowed at all times during the Project's temporary construction activities and post-construction operational activities. The proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. Furthermore, the Project provides for street improvements to Mission Boulevard along

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

the frontage of the Project site consisting of paving and a new driveway to the Project site. In addition, two new roads extending between Riverview Drive and the future residential site to the south will provide further access to the Project site; these street improvements could serve to facilitate an emergency response or evacuation plan. Therefore, Project-specific impacts related to the impairment of or physical interference with an adopted emergency response or evacuation plan will be **less than significant**.

d) The proposed Project will be constructed adjacent to the West Riverside Elementary School located to the west of the Project site. As discussed in response to items 22(a) and (b) above, impacts are considered to be **less than significant with the incorporation of mitigation measures MM HAZ 1** and **MM HAZ 2**.

e) Please refer to the responses to item 22(b) for a discussion of the contamination at 5786 Mission Boulevard. With respect to the Project site, according to the various environmental site assessment reports prepared for the Project (Appendices E.1, E.2, E.3 and E.4), which included a review of the hazardous materials sites lists compiled pursuant to Government Code Section 65962.5, the Project site is not included on such a list. There are leaking underground storage tank (LUST) listings within one-half mile of the Project site, however most of these cases have been closed and have a low potential to pose an environmental concern to the Project site (URS 2008, pp. 28–30; URS 2010a, pp. 31–32; URS 2010c, pp. 29–30). Therefore, with regard to being located on a hazardous materials site, the Project will have a **less than significant impact with the incorporation of mitigation measures MM HAZ 1** and **MM HAZ 2**.

Mitigation:

MM HAZ 1: Prior to the demolition of any structure located at 5724–5780 Mission Boulevard, 5786 Mission Boulevard, and 5757 Tilton Avenue, an asbestos and lead-based paint survey shall be completed and the results provided to the Redevelopment Agency for the County of Riverside and the County Department of Environmental Health. If asbestos-containing materials are determined to be present in any building, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the South Coast Air Quality Management. If lead-based paint is determined to be present in any building, then demolition of such building shall be conducted in accordance with federal and state construction worker health and safety regulations and the building material disposed of in accordance with existing hazardous waste regulations. If loose or peeling lead-based paint is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations.

MM HAZ 2: Prior to any excavation or soil removal action at 5786 Mission Boulevard, or if contaminated soil or groundwater (i.e., with a visible sheen or detectable odor) is encountered during any Project-related construction, complete characterization of the soil and/or groundwater shall be conducted. Appropriate sampling shall be conducted prior to disposal of the excavated soil. If the soil is contaminated, it shall be properly disposed of, according to land disposal restrictions. If site remediation involves the removal of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

contamination, then contaminated material will need to be transported off site to a licensed hazardous waste disposal facility. If any of the plans for the proposed Project requires imported soils to backfill the excavated areas, proper sampling shall be conducted to make sure that the imported soil is free of contamination.

Monitoring:

Redevelopment Agency for the County of Riverside, Riverside County Department of Building and Safety, Riverside County Department of Environmental Health

23.	**Airports**				
a)	Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b)	Require review by the Airport Land Use Commission?	☐	☒	☐	☐
c)	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?	☐	☒	☐	☐
d)	For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Sources: Project Description; RCLIS; RCALUC; CPUC

Findings of Fact:

a) The Project site is located within the Flabob Airport Influence Area and is specifically located within Compatibility Zone D of the Flabob Airport Compatibility Map (**Figure 7 – Flabob Airport Compatibility Zones and Safety Zones**). However, no Airport Master Plan has been created for this privately-owned, public-use airport. Therefore, the proposed Project will not result in any inconsistencies with any Airport Master Plan and there will be **no impact**.

b/c) The proposed Project will require a full commission review by the Riverside County Airport Land Use Commission (ALUC) because it is located within the policy area of the Flabob Airport, and the proposed Project includes a GPA, COZ, and CUP. An application for this Project was submitted to ALUC staff on March 31, 2011 and ALUC is expected to review the proposed Project in April or May of 2011. ALUC will review the Project for conformance with the Riverside County Airport Land Use Compatibility Plan Basic Compatibility Criteria Matrix, for consistency with land use intensity requirements, noise requirements, and height requirements. The requirements that apply to Compatibility Zone D are summarized and discussed with regard to the proposed Project in **Table 4, Compatibility Criteria for Compatibility Zone D**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Table 4 – Compatibility Criteria for Compatibility Zone D

Applicable Zone Area D Compatibility Criteria	Project Compliance/Impact
A. Land Use Intensity	
a. Residential dwelling units per acre: Two options are provided for residential densities. Option 1) has a density limit of 0.2 dwelling units per acre. Option 2 requires that the density be greater than 5.0 dwelling units per acre. The choice between the two options is at the discretion of the local land use jurisdiction.	**a.** Assuming a 25 percent density bonus for low-to-moderate income housing, the proposed Project includes up to 25 dwelling units per acre. The residential uses and densities proposed by the GPA and COZ are consistent with the Residential dwelling units per acre criteria.
b. Average Intensity: Airport Compatibility Zone D limits average intensity to 100 persons per acre.	**b. Average Intensity**. With respect to the commercial portion of the Project, average intensity per acre can be calculated two ways. The first method is the retail sales/floor area method, and the second method is the parking space method. **Retail sales/floor area method:** An average intensity of 100 persons per acre includes employees and customers. For retail sales facilities, it is assumed that there will be one occupant for every 60 square feet of floor area (i.e., 50 percent of the maximum occupancy permitted pursuant to the Building Code). Based on this assumption, there would be a potential peak population of 2,491 persons at a 149,455-square-foot shopping center, including 2,128 in the new buildings. The proposed Project includes 15.23 acres of Commercial Retail which would translate into an average intensity of 164 persons per acre; which is inconsistent with the Average Intensity criteria. **Parking space method:** However, another intensity criterion that is used by Airport Land Use Compatibility Plan to determine the average intensity is the "Parking Space Method." With a total parking requirement of 773 spaces, and assuming average vehicle occupancy of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Applicable Zone Area D Compatibility Criteria	Project Compliance/Impact
	1.5 persons per vehicle, this would result in a total occupancy of 1,160 persons arriving by private vehicle. Assuming that this represents 90 percent of the customer population, with 10 percent arriving by bus or walking, the total customer population would be 1,289, which would translate as 85 persons per acre. Based upon the parking space method, the Project is consistent with the Average Intensity.
c. Single Acre Intensity: Airport Compatibility Zone D limits single-acre intensity to a maximum of 300 persons (up to 390 with risk-reduction design bonuses)	**c. Single Acre Intensity.** The most intense single-acre area on the Project-site is an acre that includes the bulk of the 50,000-square-foot supermarket as shown on CUP 03665. This 210- square-foot area includes approximately 42,524 SF of floor area. If this area is entirely retail space, at an intensity of one occupant per 60 square feet, this would result in single-acre occupancy of 709 persons. However, because supermarkets and retail uses have store rooms and other locations in which people do not gather, 709 persons is a conservatively high estimate. Nonetheless, The proposed commercial component of the Project is inconsistent with the Single Acre Intensity criteria of 300 persons (up to 390 with risk-reduction design bonuses).
B. Open Land: According to Compatibility Zone D the Project is required to have 10 percent open land.	**B. Open Land.** According to Policy 4.2.4 of the *Riverside County Airport Land Use Compatibility Plan Policy Document* (adopted October 2004), open land area should be: 1) free of most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires, and 2) have minimum dimensions of approximately 75 feet by 300 feet. Roads and automobile parking lots are acceptable as open land areas if they meet the above criteria. The proposed Project includes commercial and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Applicable Zone Area D Compatibility Criteria	Project Compliance/Impact
	residential development on approximately 29.02 acres; thus to meet the Open Land compatibility criteria, the Project must have at least 2.9 acres of open land. The residential component of the proposed Project will include an approximately one acre community park; the commercial component of the Project proposes approximately 19 percent building coverage, 23 percent landscape coverage, with the remaining portion of the commercial site being s a large parking lot that will provide 616 parking spaces. These areas are greater than the 2.9 acres of open land required; therefore, the Project is consistent with the Open Land criteria.
C. Noise: Compatibility Zone D prohibits highly noise sensitive outdoor nonresidential uses.	**C. Noise:** The Project site is outside of the 55 db CNEL noise contour and would not conflict with compatibility criteria for Airport Compatibility Zone D. The commercial component of the Project is not considered a noise sensitive use. The Project is consistent with the Noise Compatibility criteria.
D. Height and Airspace Obstruction: Compatibility Zone D requires review for objects greater than 100 feet tall.	**D. Height and Airspace Obstruction**: The Project site is located approximately 2,824 feet north of the Flabob Airport runway (**Figure 7**). The runway elevation at Flabob Airport is 750.3 feet above mean sea level (AMSL) at its westerly terminus and 766.8 feet AMSL at its easterly terminus. The closest point of the runway to the Project site is slightly northeasterly of the midpoint of the runway. Interpolating between the two elevations, the closest point of the runway would have an elevation of approximately 760.1 feet AMSL. At this distance, any structure with an elevation (at top point) exceeding 816.5 feet AMSL would require FAA review. The highest proposed finished floor elevation for the commercial component is 780 feet AMSL. The residential portion of the Project has not been designed. In the event the top of any residential structure will exceed 816.5 AMSL, FAA review will be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Applicable Zone Area D Compatibility Criteria	Project Compliance/Impact
	required. Therefore, the Project is consistent with the Height and Airspace Obstruction criteria.
E. Discouraged Uses: The following uses are discouraged for Compatibility Zone D: children's schools, hospitals, nursing homes	**E. Discouraged Uses:** The proposed Project does not include children's schools, hospitals or nursing homes and is consistent with the Discouraged Uses criteria. The Project proposed redevelopment of an existing shopping center, which does not constitute a change in use for the commercial site. The proposed residential development is consistent with existing residential uses located east of the Project site.
F. Deed Notice Required	**F.** Deed notices are a form of buyer awareness measure that are put in place to ensure that prospective buyers of airport area property, particularly residential property, are informed about the airport's impact on the property. Unlike easements, deed notices do not convey property rights from the property owner to the airport and do not restrict the height of objects. A deed notice only documents the existence of certain conditions which affect the property—such as the proximity of the airport and common occurrence of aircraft overflights at or below the airport traffic pattern altitude. In order to ensure compliance with this requirement **MM HAZ 3** will require RDA to provide notice of potential nuisance noise to the Commercial Developer(s) and any commercial tenants at the time leases are executed, Residential Developer(s) will be required to provide notice of potential aircraft noise to potential residents at time of execution of a rental agreement or lease. In the event the RDA sells or otherwise transfers ownership of any portion of the Project site is another party, a deed notice shall be provided to the potential buyer. With implementation of mitigation measure **MM HAZ 3**, the Project will meet the Deed Notice criteria.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

As shown in **Table 4 – Compatibility Criteria for Compatibility Zone D**, the Project is inconsistent with the average intensity requirements based upon the retail sales/floor area method of analysis, but is consistent with the average intensity requirements based upon the parking space method of analysis. The Project is also inconsistent with the single acre intensity requirements.

As described above, the Project will be addressed before ALUC, at which time ALUC has three choices of action:

a) Find the Project consistent with the Compatibility Plan,

b) Find the Project consistent with the Compatibility Plan, subject to compliance with such conditions as the Commission may specify. Any such conditions should be limited in scope and described in a manner that allows compliance to be clearly assessed (e.g., height of a structure), or

c) Find the Project inconsistent with the Compatibility Plan. In making a finding of inconsistency, the Commission shall note the specific conflicts upon which the determination is based.

Should ALUC find the Project inconsistent with the Compatibility Plan, Public Utilities Code Section 21675.1. (d), provides the means by which the County Board of Supervisors (or any local decision-making body) may overrule an ALUC action, or regulation "by a two-thirds vote of its governing body, if it makes specific findings that the proposed action is consistent with the purposes of… [Public Utilities Code, Section 21650].

The findings must demonstrate that the proposed action "is consistent with the purposes…"of the statutes as set forth in Public Utilities Code Section 21670. An Examination of Public Utilities Code Section 21670(a) indicates that five separate purposes for the legislation are stated, as shown in **Table 5 – Project Consistency with Applicable Legislation As Set Forth in Public Utilities Code Section 21670.**

Table 5 – Project Consistency with Applicable Legislation as Set Forth in Public Utilities Code Section 21670

Applicable Legislation as Set Forth in Public Utilities Code Section 21670	Project Compliance/Impact
"…to provide for the orderly development of each public use airport in this state…"	The Project is consistent with purposes of this statute because the Project does not include an expansion or development of airport nor is it being developed in an area suitable for the expansion of an airport.
"…to provide for the orderly development of…the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards…"	The Project is consistent with the purposes of this statute because the Project site is outside of the 55 db CNEL noise contour and would not conflict with compatibility criteria for Airport Compatibility Zone D.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Applicable Legislation as Set Forth in Public Utilities Code Section 21670	Project Compliance/Impact
"…to provide for the orderly development of…the area surrounding these airports so as…to prevent the creation of new noise and safety problems."	The Project is consistent with the purposes of this statute because: (i) the Project is outside of the 55 db CNEL noise contour and will not conflict with noise compatibility criteria for Airport Compatibility Zone D; (ii) the Project is outside of the Flabob Airport Safety Zone (**Figure 7**); and (iii) the Project proposes the redevelopment of an existing shopping center with commercial retail uses and residential uses adjacent to existing residential uses and as such does not introduce new and incompatible uses in proximity to Flabob Airport. For these reasons, Project implementation will not create or contribute to airport safety problems.
"…to protect the public health, safety, and welfare by ensuring the orderly expansion of airports…"	The Project is consistent with purposes of the statute because the Project does not include an expansion or development of airport nor will the Project be constructed in a location that will preclude the orderly expansion of an airport.
"…to protect the public health, safety, and welfare by…the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses."	ALUC adopted the first Airport Land Use Consistency Plan for the Flabob Airport in 1974. The Project site, as with the surrounding area, was developed prior to 1974. Projects developed prior to 1974, would not have been subject to ALUC review, and could be considered an incompatible use. However, the proposed Project will not create or contribute to excessive noise and safety hazards because: (i) the Project is located outside of the 55 db CNEL noise contour; and (ii) the Project is not located in a safety zone. For these reasons, the proposed Project is consistent with the purposes of this statute.

The fundamental purpose of ALUC is to carry out the statutory responsibilities required by Sections 21670 et seq. of the California Public Utilities Code (RCALUC p 2-1); therefore, should ALUC find the Project as proposed to be inconsistent with the Compatibility Plan, the County Board of Supervisors could, by a two-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

thirds majority vote, overrule ALUC's decision pursuant to Public Utilities Code Section 21675.1. (d). In making a determination to overrule ALUCs decision, the Board of Supervisors would make the decision, subject to the above findings, that the proposed Project will not result in public exposure to excessive noise and safety hazards. Therefore, although the proposed Project is not consistent will all of the Compatibility Criteria for Zone D, the Project site is not within any safety zone for Flabob Airport and as such will not expose people to or result in excessive noise and safety hazards. Therefore, potential impacts with implementation of **MM HAZ 3** with respect to review by ALUC and creating of a safety hazard are considered **less than significant**.

d) The Project site is not located within the vicinity of a private airstrip, or heliport; therefore, **no impact** will occur.

Mitigation:

MM HAZ 3: Prior to the execution of any lease or sales agreement between the Redevelopment Agency for the County of Riverside and any other party, a deed notice or some other form of notice shall be provided to indicate the proximity of the Project site to Flabob Airport and then provide notice of potential aircraft noise to the Commercial Developer(s) and Residential Developer(s). If the Commercial Developer(s) lease or sublease any portion of the Project to another party, the Commercial Developer(s) shall provide a deed notice to inform the potential commercial tenant(s) of the proximity of the Project site to Flabob Airport. Prior to the execution of any rental or lease agreement between the Residential Developer(s) and future tenants, the Residential Developer shall provide notice of potential aircraft noise to future tenants.

Monitoring:

Redevelopment Agency for the County of Riverside

24. Hazardous Fire Area				
a) 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?	☐	☐	☐	☒

Sources: COR JURUP Figure 9, "Wildfire Susceptibility"; RCLIS

Findings of Fact:

a) The Project site is located in an area with a wildfire susceptibility rating of "none." Thus, with regard to potential hazards related to wildfires, **no impact** will occur.

Mitigation:

None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Monitoring:

None required.

Hydrology and Water Quality

Would the Project:

	25. Water Quality Impacts				
a)	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	☐	☐	☒	☐
b)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c)	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)?	☐	☐	☒	☐
d)	Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e)	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?	☐	☐	☒	☐
f)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
g)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
h)	Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors or odors)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Sources: FEMA; COR JURUP Figure 8, "Flood Hazards"; RCLIS; COR ESA

Findings of Fact:

a) Construction of the Project may alter the existing drainage pattern of the Project site. As previously mentioned, the Project site has been previously graded and consists of a commercial shopping center and related parking spaces as well as vacant land. However, the alterations to existing drainage patterns are not considered substantial and will not alter the course of a stream or river or result in substantial erosion or siltation on or off site. Additionally, the Project will be required to prepare a SWPPP that incorporates BMPs to minimize the potential for construction related runoff. When completed, the Project site will be landscaped or hardscaped in addition to incorporating BMPs from a Project-specific WQMP, which will further reduce the potential for erosion or siltation. For these reasons, impacts with respect to erosion or siltation are considered **less than significant**.

b) Construction of the Project has the potential to result in discharges from soil disturbance. However, the Project will be required to comply with the NPDES Statewide General Construction Permit ("General Permit for Stormwater Discharges Associated with Construction Activity – Order No. 2009-0009-DWQ") requirements, including the preparation of a SWPPP, which implements Best Management Practices (BMPs) to prevent storm water pollution. Through compliance with the regulatory requirements of the NPDES Statewide General Construction Permit and on-site drainage facilities, the Project is not expected to violate any water quality standards or waste discharge requirements during construction.

   Operation of the Project has a slight potential to release pollutants that would impact water quality. However, these impacts will be less than significant because a Project-specific WQMP, that includes site, source, and/or treatment control BMPS will be prepared and these BMPs will be incorporated into the Project design. Wastewater generated at the Project site will be conveyed in a sanitary sewer system and treated at wastewater facilities owned and operated by RCSD. Because the Project will incorporate BMPs and comply with existing regulations that protect water quality, potential impacts to water quality will be **less than significant**.

c) The Project includes the replacement of an existing 6-inch diameter waterline with a 12-inch diameter waterline along Tilton Avenue. The water line is owned and operated by the RCSD. RCSD will supply water to the Project. RCSD's water supply is obtained entirely from groundwater. All municipal water entities that exceed their safe yield pay a pump tax, which is used by the Water Master to recharge the ground water basin with State Water Project water. The County of Riverside General Plan Existing Settings Report states that the RCSD has the current capacity to meet demand and adequate capability to expand to meet projected demand. In the case of the RCSD, they have outfitted and sized their facilities to meet the future development needs. The RCSD's current water supply exceeds the projected maximum daily demand projected for at least the next five years and water supply is not considered to be an issue. The RCSD continues to develop additional supply resources which are currently budgeted. The Project is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts are will be **less than significant**.

d) See response to items 25(b) and 26(a). Implementation of the proposed Project will add impervious surfaces to the existing site. By increasing the percentage of impervious surface on the site, less storm water will percolate into the ground and more surface runoff will be generated. However, during construction the Project will be required to comply with the NPDES Statewide General Construction Permit ("General Permit for Stormwater Discharges Associated with Construction Activity – Order No. 2009-0009-DWQ") requirements, including the preparation of a SWPPP, which implements Best Management Practices (BMPs) to prevent storm water pollution. In addition, a sand-filtration basin (Figure 4) located at the rear of the proposed Market and Retail shops: 1 and 2 is proposed to help mitigate the increased runoff that will be generated by the increase in impervious surfaces. This sand-filtration basin will treat pollutants and will also aid in mitigating excess runoff yielded from the additional impervious areas. Filtration consists of passing the water through sand and gravel or some other filter. The floc and impurities get stuck in the sand while the water passes through. The water quality filtration basin will be sized to completely contain and treat the 2-year, 24-hour storm event, and would reduce the volume of water being conveyed downstream for 10- and 100-year storm events. Any and all overflow will leave the water quality filtration basin through over flow standpipes and enter a proposed on-site underground storm drain system that connects to the existing storm drain system near the intersection of Briggs Street and Tilton Avenue. The Project site is located in an urbanized area with adequate capacity in area storm drains. Therefore, the drainage water from the site will not exceed the stormwater system's capacity. Therefore, impacts are considered **less than significant**.

e/f) According to FEMA Flood Insurance Rate Map No. 06065C0706G, the Project site is not located within a mapped 100-year flood plain. However, the Project site is listed as being within a "flood area of 0.2% annual chance of flood; areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood." As described in the Project Description, development of the proposed Project will include new housing. However, the proposed Project does not include the development of housing within a 100-year flood hazard zone. Therefore, impacts are considered **less than significant**.

g) The Project is required to prepare a SWPPP, thus, appropriate BMPs will be implemented during Project construction to minimize potential erosion. Additionally, the Project is required to prepare a Project-specific WQMP in accordance with Santa Ana Regional Water Quality Control Board Order No. R8-2010-0033; so the design of the Project will incorporate appropriate site design features to address runoff produced by the Project after construction. Through the implementation of BMPs during construction and Project design features, impacts to water quality are considered **less than significant**.

h) As discussed in the response to item 25(a), appropriate pre-construction and post-construction BMPs will be designed, installed, and maintained to reduce the impact of vectors and odors, and are not expected to cause significant environmental effects. Impacts are will be **less than significant**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Mitigation:

None required.

Monitoring:

None required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a)	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 that would result in flooding on or off site?	☐	☐	☒	☐
b)	Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐	☐
c)	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 (Dam Inundation Area)?	☐	☐	☒	☐
d)	Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Sources: COR GP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone"; COR JURUP Figure 8, "Flood Hazards"; RCLIS

Findings of Fact:

a) No streams or rivers traverse the site; therefore, no direct impacts to the course of a river or stream will result. However, implementation of the proposed Project will add impervious surfaces to the existing site. By increasing the percentage of impervious surface on the site, less storm water will percolate into the ground and more surface runoff will be generated. However, during construction the Project will be required to comply with the NPDES Statewide General Construction Permit ("General Permit for Stormwater Discharges Associated with Construction Activity – Order No. 2009-0009-DWQ") requirements, including the preparation of a SWPPP, which implements Best Management Practices (BMPs) to prevent storm water pollution including erosion which could cause siltation of a downstream water (Santa Ana River Reach 3). In addition, a sand-filtration basin is proposed to help mitigate the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

increased runoff that will be generated by the increase in impervious surfaces. A sand-filtration basin is proposed along the southern boundary of the property, which will treat pollutants and will also aid in mitigating runoff yielded from the commercial portion of the Project site. The water quality filtration basin will be sized to completely contain and treat a 2-year, 24-hour storm event, and will cut down on the volume of water being conveyed downstream by a 10- and 100-year storm event Any and all overflow will leave the water quality filtration basin through over flow standpipes and enter a proposed on-site underground storm drain system that connects to the existing storm drain system near the intersection of Briggs Street and Tilton Avenue. Therefore, implementation of the Project would not result in substantial erosion or siltation on or off site, and impacts are considered **less than significant**.

b) The proposed Project will add impervious surfaces to the existing site as well as landscaping that may affect absorption rates and amounts of surface runoff. The commercial portion of the Project includes a sand-filtration basin to accommodate additional surface runoff from that portion of the Project. Drainage Prior to development of the residential portion of the Project, the Residential Developer(s) must secure approval of a plot plan that identifies, among other things, the drainage facilities to accommodate additional runoff associated with the residential development. Mitigation measure **MM HYD 1** requires the Residential Developer(s), as part of the final design of the residential portion of the Project, to prepare a drainage plan to mitigate for any increased runoff associated with the residential development. Through Project design, incorporation of BMPs identified in the WQMPs, and implementation of mitigation measure **MM HYD 1**, this will ensure that the rate and amount of surface runoff will be less than significant. Therefore, impacts are considered **less than significant with mitigation**.

c) There are no dams or levees in the proximity of the Project area, nor would development of the Project site result in adverse conditions that could weaken or damage flood-control structures. The Project site is not located in a Dam Inundation Area. Therefore, there will be **no impact**.

d) The closest body of water to the Project site is the Santa Ana River located approximately one mile to the southeast of the Project site. With the implementation of BMPs identified in the SWPPP and Project-specific WQMP, construction and operation of the Project will not result in any substantial increase in runoff or change in the amount of surface waters; thus, there will be **no impacts** in this regard.

Mitigation:

MM HYD 1: As part of the final design of the residential portion of the Project, the Residential Developer(s) shall prepare and submit for review to the Redevelopment Agency for the County of Riverside and the Riverside County Flood Control and Water Conservation District, a drainage plan for the residential portion of the Project. The drainage plan shall identify on-site or off-site drainage facilities with sufficient capacity to accommodate any increased runoff resulting from the residential development. The Residential Developer(s) shall be responsible for the construction and maintenance of such drainage facilities unless other arrangements are made with the Redevelopment Agency for the County of Riverside or the Riverside County Flood Control and Water Conservation District.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Monitoring:

Redevelopment Agency for the County of Riverside, Riverside County Flood Control and Water Conservation District

Land Use Planning

Would the Project:

27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

Sources: COR JURUP; RCLIS; Project Description

Findings of Fact:

a) The proposed Project includes a General Plan Amendment (GPA) to accommodate the proposed commercial Project, along with the future residential housing to the south of the commercial site. The current General Plan Land Use designation for the entire Project site is Commercial Retail (CR) and High Density Residential (HDR). A General Plan Amendment is proposed to change 0.39 acres from HDR to CR, 1.76 acres from CR to Very High Density Residential (VHDR) and 11.95 acres from HDR to VHDR , as shown in **Figure 5 – General Plan Amendment**. In addition, a Change of Zone (COZ) is proposed as a part of the Project in order to denote the boundary between the proposed commercial and residential uses as well as remove certain parcels from the Rubidoux Village West Policy Area. As shown in **Figure 6 – Change of Zone,** the COZ proposes to change the existing zoning of Rubidoux Village Commercial (R-VC West), General Residential (R-3-2500), and General Commercial (C-1/C-P) to General Commercial (C-1/C-P) and General Residential (R-3). Lastly, a Lot Line Adjustment and Parcel Merger will be submitted as part of the formal application that reflects the boundary of the Plot Plan and future parcels.

   In its current condition, portions of the Project site have a zoning designation that are inconsistent with the General Plan Land Use designation. For instance, the northern portion of the Project site has a General Plan Land Use designation of CR and a zoning designation of R-VC, West. The commercial General Plan Land Use designation is not consistent with the residential zoning designation. Therefore, the proposed GPA and COZ would allow for consistency between the General Plan Land Use designation and the appropriate zoning designation. Furthermore, the proposed GPA and COZ is a discretionary action that must be approved by the Board of Supervisors. Approval of the GPA and COZ is subject to findings that the proposed land uses are consistent with the surrounding land uses and that the proposed Project would not be in conflict with the existing or planned residential uses within the area. Therefore, with regard to an alteration of present or planned land uses in the Project's vicinity, impacts will be **less than significant**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

b) The Project site is located in the unincorporated community of Rubidoux until July 1, 2011, which is the effective date of incorporation for city of Jurupa Valley. The Project includes a GPA and COZ; however, the land uses proposed by GPA 01108 and COZ 00758 are not substantially different than the existing general plan and zoning designations. Upon incorporation Jurupa Valley will adopt the Riverside County General Plan until such time Jurupa Valley can prepare and adopt a new general plan. Because the Project does not propose a radical change in land uses from what is currently present, Project implementation will not affect Jurupa Valley. In fact, redevelopment of the aging Mission Plaza shopping center and the construction of new retail uses will provide a beneficial impact to Jurupa Valley by improving the appearance of the Project site and introducing a new source of sales tax revenue to the new city. The proposed Project site is not located within a city sphere of influence or adjacent to any city or other county boundaries. Therefore, **less than significant impacts** will occur with respect to land use.

Mitigation:

None required.

Monitoring:

None required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Sources: COR GP Land Use Element; RCLIS; Project Description

Findings of Fact:

a/b/c) See response to 27. a), above. The proposed Project includes a GPA and COZ to accommodate the proposed redevelopment of the Mission Plaza shopping center, along with the future residential units proposed to the south of the commercial site. In its current condition, portions of the Project site have zoning designations that are inconsistent with the General Plan Land Use designations. For instance, the northern portion of the Project site has a General Plan Land Use designation of CR and a zoning designation of R-VC, West. The commercial General Plan Land Use designation is not consistent with the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

residential zoning designation. Therefore, the proposed GPA and COZ would allow for consistency between the General Plan Land Use designation and the appropriate zoning designation. Furthermore, the proposed GPA and COZ is a discretionary action that must be approved by the Board of Supervisors. Approval of the GPA and COZ is subject to findings that the proposed land uses are consistent with the surrounding properties and compatible with the surrounding zoning. As a result the proposed GPA and COZ will actually allow for greater consistency between the two land uses and the Project will be compatible with the surrounding land uses and surrounding area's zoning requirements. Therefore, impacts are considered **less than significant**.

d) See response to 27. a), above. The proposed Project includes a GPA to accommodate the proposed commercial Project, along with the future residential housing to the south of the commercial site. The current General Plan Land Use designation for the entire Project site is Commercial Retail (CR) and High Density Residential (HDR). A General Plan Amendment is proposed to change 0.39 acres from HDR to CR, 1.76 acres from CR to Very High Density Residential (VHDR) and 11.95 acres from HDR to VHDR , as shown in **Figure 5 – General Plan Amendment**. Furthermore, the proposed GPA is a discretionary action that must be approved by the Board of Supervisors. Approval of the GPA is subject to findings that the proposed Project is consistent with the Land Use designations and policies of the Comprehensive General Plan. Therefore, in order for the discretionary actions to be approved, the Project would not be allowed to be in direct conflict with the surrounding existing residential uses or allowed future land uses. Additionally, the Project site is not located within a specific plan. Therefore, impacts will be **less than significant**.

e) See response to item 27(a), above. The Project includes a GPA and COZ which are discretionary actions that must be approved by the Board of Supervisors. Approval of the GPA and COZ are subject to findings that the proposed land uses are consistent with the surrounding properties and compatible with the surrounding zoning. Implementation of the Project will not disrupt or divide the physical arrangement of an established community. Therefore, **no impacts** are anticipated to occur.

Mitigation:

None required.

Monitoring:

None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Mineral Resources				
Would the Project:				
29. Mineral Resources				
a) 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a state classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Sources: COR GP Figure OS-5, "Mineral Resources"

Findings of Fact:

a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.

MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.

MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.

MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is located within an area designated as MRZ-3 and therefore may contain mineral resources. However, given the disturbed nature of the Project site, and the presence of existing development on and in the vicinity of the Project site, it is highly unlikely that any surface mining or mineral recovery operation could feasibly take place on or adjacent to the Project site. Therefore, the potential Project impact to mineral resources of value to the region or to residents will be **less than significant**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

b/c/d) The proposed Project site is not located on or near to a locally-important mineral resource recovery site, existing surface mine, or abandoned quarries or mines. Thus, **no impacts** to people or property from proposed, existing, or abandoned quarries or mines will occur.

Mitigation:

None required.

Monitoring:

None required.

Noise

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise					
a) 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? NA ☐ A ☒ B ☐ C ☐ D ☐	☐	☐	☒	☐
b) 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? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Sources: COR GP Figure S-19 "Airport Locations"; RCALUC; RCLIS; WEBB 2011 (b)

Findings of Fact:

a) The Project site is located approximately 3,000 feet northwest of the Flabob Airport (**Figure 7)**; however, at this distance, the Project site is not located within any of the airport's identified noise contours. While high-altitude aircraft noise could be audible at this distance, it will not contribute to significant noise levels or an exceedance of applicable standards. Therefore, with regard to airport-related noise, impacts will be **less than significant**.

b) The Project site is not located within the vicinity of a private airstrip and therefore, would not expose people residing or working in the Project area to excessive noise levels from a private airstrip. Therefore, **no impacts** are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Mitigation:

None required.

Monitoring:

None required.

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

31. Railroad Noise

NA	A	B	C	D				
☒	☐	☐	☐	☐	☐	☐	☐	☒

Sources: COR GP Figure C-1 "Circulation Plan"; RCLIS; WEBB 2011 (b); on-site inspection

Findings of Fact:

The Project does not propose the construction of new or a modification of existing rail lines. The nearest railroad tracks are located approximately 4 miles away near the Interstate 215 and Interstate 60 interchange. The Project site is not located within the vicinity of a rail line. Therefore, **no** adverse railroad-related noise **impacts** will occur.

Mitigation:

None Required.

Monitoring:

None Required.

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

32. Highway Noise

NA	A	B	C	D				
☐	☒	☐	☐	☐	☐	☐	☒	☐

Sources: COR GP Table N-1, "Land Use compatibility for Community Noise Exposure"; Project Description; WEBB 2011 (b)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Findings of Fact:

The Project site is bounded to the north by Mission Boulevard and Riverview Road toward the western portion of the Project site. The Project is also located adjacent to Mayfair Avenue/Briggs Street and Tilton Avenue; however, these roads, classified as collectors, are not a significant source of traffic-related noise, and as such, were not included in the *Acoustical Impact Analysis* (Appendix F). Noise impacts to the Project from these roadways were analyzed in detail in Acoustical Impact Analysis.

The Acoustical Impact Analysis found that the proposed Project is compatible with the site with regard to impacts to the Project from off-site-generated noise. Mission Boulevard and Riverview Drive are the site's greatest traffic generating noise contributors. As indicated in **Figure 3 – Land Use Map**, the Project proposes the development of high density residential structures on the southern portion of the Project site and commercial structures on the northern portion of the Project site. Noise generated by traffic along Mission Boulevard and Riverview Drive has the potential to impact the commercial portion of the Project site. However, there are no exterior habitable spaces proposed within the commercial-portion of the Project site; therefore, noise levels at the facades of commercial uses closest to the aforementioned roadways (Pad 2 and the Drug Store as shown on **Figure 4 – Commercial Site Plan**) were analyzed to determine the potential for interior noise impact.

As shown in **Table 6 – Unmitigated Exterior Noise Levels**, impacts to the commercial portions of the Project site are greater than 70 dBA; however, as there are no exterior uses, such as patios or play areas, associated with the commercial uses, the 70 dBA compatibility standard does not apply, although it may seem noisy outside of the buildings.

Table 6 – Unmitigated Exterior Noise Levels

Noise Source	Projected to:	Distance from Noise Source (feet)	Calculated Noise Level (dBA CNEL)
Mission Boulevard	Façade of Pad 2	95	74.1
Riverview Drive	Façade of Drug Store	130	72.5

Due to both the distance of residential land uses from the roadways and the fact that collector road capacity does not generate significant levels of traffic noise, impacts to proposed residential land uses on the southern portion of the Project site from traffic noise are **not anticipated**.

Traffic noise from Mission Boulevard and Riverview Road can also affect interior noise levels. Interior noise levels are determined by reducing the level of noise impacting a building's facade by the attenuation properties provided by that building's construction materials. Because detailed architectural plans were not available for analysis at the time, the *Acoustical Impact Analysis* was prepared using the distance to the proposed buildings' façades (as shown on CUP No. 03665) as an approximate location, and applying standard assumptions in compliance with the County of Riverside's acoustical analysis requirements. The typical

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

structural attenuation of commercial buildings is at least 30 dBA, and it is not uncommon to find that commercial buildings are capable of greater attenuation once architectural plans are reviewed and modeled. Commercial buildings (such as drug stores or supermarkets) typically do not have the ability to open their windows; therefore, a higher level of noise attenuation is achieved. Using these assumptions, the resulting worst-case interior noise levels are provided in **Table 7 – Unmitigated Interior Noise Levels**, below.

Table 7 – Unmitigated Interior Noise Levels

Noise Source	Calculated Interior Noise Level (dBA CNEL)
Mission Boulevard	44.1
Riverview Drive	42.5

Based upon this analysis, the Project's commercial uses will meet interior noise standard of 50 dBA CNEL. Thus, the users of the building will not be exposed to roadway noise that is generally acceptable with the proposed use. Therefore, impacts to the Project from highway noise are considered **less than significant**.

Mitigation:

None required.

Monitoring:

None required.

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

33. Other Noise								
NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒

Sources: COR JURUP; RCLIS; Thomas Guide; site visit; WEBB 2011 (b)

Findings of Fact:

The Project site and the surrounding area does not include substantial noise-generation sources, considered adverse or significant, that are not already discussed under other topics in this IS/MND and found to be less than significant or to have no impact. Therefore, with regard to other noise sources, **no impact** will occur.

Mitigation:

None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Monitoring:

None required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c) 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?	☐	☒	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Sources: WEBB 2011 (b)

Findings of Fact:

a) Project-sourced noise is regulated by County standards, as it impacts another land use's property line. Noise levels will increase in the Project vicinity during temporary construction activities as discussed in Item 34(b) below. Once the Project is operational, potentially long-term or permanent noise increases will occur on the site as a result of Project operations.

The Project proposes a development consisting of commercial and residential land uses; all specific occupancies were not established at the time the Acoustical Impact Analysis was prepared. Of the buildings without specific occupancies, three are labeled as Pad (Pad 2, Pad 3, and Pad 4), one as Drug Store, one as Shops 1, one as Market, and two as Retail (Retail 1 and Retail 2) as shown in **Figure 4 – Commercial Site Plan**. On-site noise from commercial operations related to these types of uses could be derived from loading bay activities, trash compactors, and air conditioning units.

Trash compactors are typically included in commercial retail projects, however, no trash compactors are planned within the Project. There are multiple trash enclosures, but these will only house non-mechanized trash bins.

Air conditioners for the proposed commercial uses closest to both the existing and proposed residential uses will be located on the roofs of the commercial uses with the line-of-site blocked by a parapet. Therefore, noise generated by the air conditioning units will be attenuated by both the distance to sensitive receivers (over 100 feet) and the parapet acting as a noise barrier.

Loading bay areas can be the source of short-term noise impacts generated from trucks backing, rolling doors, and materials handling. This type of operational noise is not considered a source of significant

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

impacts when topography or a barrier (e.g., a wall or berm) shields the visibility of the loading bay activity. However, even with shielding, if truck loading/unloading occurs at night and in close proximity to residential uses, the low frequency thumps can be intrusive and sleep-disturbing, particularly if adjacent residences have open bedroom windows.

Buildings within the Project that are planned to include loading bays are Retail 1, Market, Retail 2, and Drug Store (**Figure 4**). Noise impacts relating to operational activities from the commercial portion of the Project may be projected onto the residential portion of the Project. However, **with implementation of mitigation measures MM NOISE 1** and **MM NOISE 2,** permanent noise impacts projected onto residential uses from the commercial portion of the Project are considered to be within acceptable levels**.** Therefore, with implementation of **MM NOISE 1** and **MM NOISE 2**, Project operations will not create a substantial permanent increase in ambient noise levels and **impacts will be less than significant with mitigation**.

b) Existing sensitive receptors are located adjacent to the Project site at varying distances; however, the uses to the west are separated from the Project site by a vacant lot. The residential land uses to the east of the Project site are separated from the Project site by a 5-foot block wall. Project construction will be implemented in two phases with Phase 1 being completed by 2014 and Phase II being completed by 2016.

Noise impacts could be considered significant if they caused a violation of any adopted standards. There are no specific performance standards in the County Code that apply to construction; however, construction noise impacts can be minimized by employing time restrictions on grading permits, in the presence of noise-sensitive receptors. Time constraints on construction involving heavy equipment use are already established by the Riverside County Ordinance No. 457.

Furthermore, the General Plan Noise Element requires all construction equipment to utilize noise reduction features (e.g., mufflers, engine shrouds) that are no less effective than those originally installed by the manufacturer (COR GP, Policy N 12.4)

Noise impacts related to construction activities are considered temporary in nature and are regulated by Riverside County Ordinance No. 457. However, construction noise from the development of the proposed Project could impact existing residential uses. **With implementation of mitigation measures MM NOISE 3 through MM NOISE 10, noise impacts from construction are considered within acceptable levels and impacts will be less than significant.**

c) The greatest existing, and likely future, noise-generating source in the Project's vicinity is vehicular noise from Mission Boulevard and Riverview Road. Impacts related to vehicular-sourced noise is discussed under item 32 and was found to be less than significant. As discussed under item 33, there are no other known noise sources in the Project's area that could expose persons to noise levels in excess of applicable standards and regulations. Furthermore, as discussed under item 34(a), long-term Project operations from the commercial portion of the Project may be projected onto the residential portion of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

the Project. With implementation of mitigation measures **MM NOISE 1** and **MM NOISE 2**, noise impacts projected onto residential uses from the commercial portion of the Project are considered within acceptable levels. Furthermore, as discussed in item 34(b) noise impacts related to construction activities are considered temporary in nature and are regulated by Riverside County Ordinance No. 457. However, construction noise from the development of the proposed Project could impact existing residential uses. With implementation of mitigation measures **MM NOISE 3** through **MM NOISE 10**, noise impacts from construction are considered within acceptable levels. Therefore, with regard to the exposure of persons to or generation of noise levels in excess of established standards or standards of other agencies, impacts will be **less than significant with mitigation**.

d) There are no existing sources located within the Project area that would expose people to excessive groundborne vibrations or noise, such as trains. Groundborne vibrations may be generated infrequently by the use of heavy construction machinery during the grading and preparation of the site. However, this type of noise would be temporary and infrequent, and is considered a **less than significant** impact.

Mitigation:

MM NOISE 1: The boundary of the backyard (or other exterior, usable space) of the proposed residential land uses shall be positioned at least 100 feet from the loading bays detailed in the commercial portion of the Project. Additionally, a freestanding wall shall be designed per County Design Guidelines and constructed between the loading bays and the proposed residential uses, breaking the line-of-site between the loading dock when a truck is present and the residential uses.

MM NOISE 2: Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed to confirm the findings of the preliminary Acoustical Impact Analysis and to determine building- and/or unit-specific interior noise levels and potential mitigation measures necessary for the Project.

MM NOISE 3: To prevent construction-related noise from disturbing sensitive receivers during the evening hours, the following restrictions shall be observed:

a) Weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition, or any other related building activity, shall operate any tool, equipment, or machine in a manner that produces a loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekday except between the hours of 7:30 a.m. and 6:00 p.m.; and

b) Weekends and Holidays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekend day or any federal holiday.

MM NOISE 4: To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

condition and in proper tune per manufacturer's specifications, to the satisfaction of the Riverside County. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Maintenance records shall be submitted monthly to Riverside County. Compliance with this measure shall be subject to periodic inspections by Riverside County Building and Safety Department.

MM NOISE 5: To inform potential sensitive receivers of the pending Project construction, the Redevelopment Agency for the County of Riverside, the Commercial Developer(s), and Residential Developer(s) shall:

a) give written notification to all landowners, tenants, business operators, and residents immediately adjacent to the Project site, 30 days prior to the start of demolition/construction. The written notification shall include a tentative construction schedule and contact information for use by the public if specific noise issues arise; and

b) prior to issuance of a grading permit for the Project a sign shall be posted on-site indicating contact information on site for use by the public in the event specific noise issues arise. The contact information sign shall remain in place until construction is complete.

MM NOISE 6: To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, said generator shall have maximum noise muffling capacity and be located as far as technically feasible from noise-sensitive uses.

MM NOISE 7: To minimize or eliminate motor-derived noise from construction equipment, contractors shall utilize construction equipment that is either propane- or electric-powered, when technically feasible.

MM NOISE 8: To minimize or eliminate noise from portable compressors, generators, and other such equipment shall be covered, to the extent that it is technically feasible, with noise-insulating fabric that does not interfere with the manufacturer's guidelines for engine or exhaust operation.

MM NOISE 9: To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

MM NOISE 10: Temporary noise control barriers (e.g., plywood walls, noise curtains/blankets) shall be utilized to reduce noise impacts when construction takes place near the existing residential land uses directly adjacent to the eastern portion of the Project site. To be effective the barrier/curtain must be located at the top of the highest point between the noise source and receiver, must physically fit in the available space, must completely break the line-of-sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source, and extend length-wise and vertically as far as feasibly possible to be most effective.

Monitoring:
Redevelopment Agency for the County of Riverside, Riverside County Department of Building and Safety, Riverside County Planning Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Population and Housing				
Would the Project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Sources: Project Description; RCLIS; COR JURUP; COR GP Housing Element

Findings of Fact:

a/c) The Project site currently contains a mix of commercial uses and vacant land. Implementation of the proposed Project will not require the removal or demolition of existing housing units. The nature of this Project will not necessitate the construction of replacement housing. Furthermore, as discussed in the Project Description above, the proposed Project includes new housing units all of which could be designated as low to moderate income. Therefore, there will be **no impact**.

b) As discussed in the Project Description above, the proposed Project includes a mix of commercial, residential, and recreational land uses. Specifically the proposed Project includes up to 301 dwelling units, all of which could be designated as affordable housing units. Therefore, there will be **no impact** with regard to the Project creating a demand for additional housing, particularly affordable housing.

d) The Project site is located within the Jurupa Valley Redevelopment Project Area. The Project itself is a redevelopment Project that utilizes redevelopment funds intended for the area and will help to realize the areas redevelopment goals. Furthermore, the redevelopment of an aging shopping center, construction of new residential units, and the remediation of 5786 Mission Boulevard will be of benefit to the Project Area. Therefore, with regard to affecting a County Redevelopment Project Area, there will be **no impact**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

e/f) The Project proposes a mix of commercial, residential, and recreational land uses. Specifically, the proposed Project includes up to 301 dwelling units, all of which could be designated as affordable housing. Also, the Project proposes new commercial development including a new supermarket (50,000 SF), drug store (14,500 SF), six retail shops (totaling 59,000 SF), and three existing commercial structures on the site which will remain.

The proposed Project will introduce up to 301 new dwellings to the area. Assuming 3.01 persons per dwelling unit, the proposed Project will add 906 new people to the area. The County of Riverside General Plan Jurupa Area Plan projects General Plan buildout of 37,079 dwelling units and a total of 111,608 dwelling units for the Jurupa Planning Area. Thus the addition of 906 new people from the proposed Project would account for less than one percent of the assumed General Plan Buildout population. As discussed in item 27(a), the Project includes a General Plan Amendment to change 0.39 acres from HDR to CR, 1.76 acres from CR to Very High Density Residential (VHDR) and 11.95 acres from HDR to VHDR, as shown in **Figure 5 – General Plan Amendment.** In addition, a Change of Zone is proposed as a part of the Project in order to denote the boundary between the proposed commercial and residential uses as well as remove certain parcels from the Rubidoux Village West Policy Area. As shown in **Figure 6 – Change of Zone** the COZ proposes to change the existing zoning of Rubidoux Village Commercial (R-VC West), General Residential (R-3-2500), and General Commercial (C-1/C-P) to General Commercial (C-1/C-P) and General Residential (R-3). Given that the Project represents an increase of less than one percent of the assumed General Plan Buildout population, impacts will be **less than significant**.

Mitigation:

None required.

Monitoring: None required.

Public Services

36. Fire Services Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☒	☐

Sources: COR GP EIR; COR GP Figure S-13, "Inventory of Emergency Response Facilities"; Thomas Guide; COR Ordinance No. 659.7

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Currently, the Riverside County Fire Department provides fire protection services to the Project site through Station No. 38, located at 5721 Mission Boulevard, which is located directly across the street from the Project site. Implementation of the proposed Project would incrementally increase demand for fire services, however, given that the station is located less than 0.2 miles from the Project site, an average response time capability of 5–7 minutes is achievable, which is within the acceptable range identified in the Riverside County General Plan Environmental Impact Report (EIR). Additionally, the Project's Commercial Developer(s) and Residential Developer(s) will pay the County Development Impact Fees (DIF), a portion of which is designated for fire facilities. Therefore, **less than significant impacts** will occur.

Mitigation:

None required.

Monitoring:

None required.

37. Sheriff Services: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☒	☐

Sources: COR GP EIR; COR Ordinance No. 659.7; Project Description

Findings of Fact:

Sheriff services will be provided by the Riverside County Sheriff's Department. The level of service for sheriff services is expressed in terms of service ratios, rather than through the use of response times. Construction of the proposed Project will result in the need for law enforcement services. The *County of Riverside General Plan EIR* identifies a goal of meeting and maintaining a level of 1.5 sworn officers per 1,000 residents. The Project will introduce approximately 906 persons (3.01 persons per dwelling unit) into the area. However, the County development review process and building permit plan check process includes review by the County Sheriff's Department to ensure incorporation of defensible space concepts in site design and construction. Additionally, the Project's Commercial Developer(s) and Residential Developer(s) will pay the County DIF pursuant to Riverside County Ordinance No. 659.8, a portion of which is designated for the provision of public services facilities. Therefore, impacts will be **less than significant**.

Mitigation:
None required.

Monitoring:
None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
38. Schools: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☒	☐

Sources: Thomas Guide; RCLIS; JUSD

Findings of Fact:

The proposed Project will be constructed adjacent to the West Riverside Elementary School located to the west of the Project site. The proposed Project will add up to 301 new dwelling units to the area and approximately 906 new persons to the area. The increase in population of 906 new persons will increase student enrollment at elementary and secondary schools within the Jurupa Unified School District (JUSD). JUSD is composed of 25 schools including 16 elementary, three middle, three high schools, and three continuation schools. However, to offset impacts to school facilities, the Project's Commercial Developer(s) and Residential Developer(s) are required to pay appropriate school mitigation fees in accordance with the provisions of state and local laws. Therefore, impacts are will be **less than significant**.

Mitigation:

None required.

Monitoring:

None required.

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

Sources: Project Description; COR Ordinance No. 659.7

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Findings of Fact:

The proposed Project will increase population and associated demand for libraries. To offset impacts to library facilities/services, the Project's Commercial Developer(s) and Residential Developer(s) will be required to pay the County DIF in accordance with Ordinance No. 659.7, a portion of which is designated for library books and facilities, which will assist in reducing impacts to **less than significant**.

Mitigation:

None required.

Monitoring:

None required.

40. Health Services:				
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☒	☐

Sources: Project Description; Thomas Guide

Findings of Fact:

The nearest hospital to the Project site is the Riverside Community Hospital, located at 4445 Magnolia Avenue, approximately two miles to the southeast. The proposed Project will increase population and associated demand for health services. Paramedic services are provided by the Riverside County Fire Department. However, to offset impacts to paramedic and County-provided health services, the Project's Commercial Developer(s) and Residential Developer(s) will be required to pay the County DIF, a portion of which goes for Public Facilities and Fire Facilities, which will assist in reducing impacts to **less than significant**.

Mitigation:

None required.

Monitoring:

None required.