

3.7 GREENHOUSE GAS EMISSIONS

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

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

Determination: Less Than Significant Impact.

Source: California Emissions Estimator Model, Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 Prior to issuance of the first residential building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.

PPP 3.7-2 Prior to building permit issuance, the City shall verify that the following note is included on building plans.

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

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

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

Project Design Features (PDF)

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

Impact Analysis

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

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

- 1) Generate greenhouse gas emissions that exceeds the South Coast Air Quality Management District's project-level efficiency target of 4.8 metric tons of carbon dioxide equivalent (MTCO_{2e}) per service population (Service population is defined as the sum of the residential population and employees; a development's GHG emissions are divided by the service population to yield a GHG efficiency metric that is presented in terms of "metric tons of CO_{2e} per service population per year"; or
- 2) Generate greenhouse gas emissions that exceeds a screening threshold of 3,000 MTCO_{2e} per year. Residential projects that emit less stationary source greenhouse gas emissions less than 3,000 MTCO_{2e} per year are not considered a substantial greenhouse gas emitter and the impact is less than significant. Projects that emit in excess of 3,000 MTCO_{2e} per year require additional analysis and mitigation.

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

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

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

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

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

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

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

3.8 HAZARDS AND HAZARDOUS MATERIALS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			■	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			■	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
d. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				■
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				■
f. For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

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

Determination: Less than Significant Impact.

Source: Phase I Environmental Site Assessment (Appendix C)

Plans, Policies, or Programs (PPP)

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

PPP 3.8-1 The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

Project Design Features (PDF)

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

Impact Analysis

Existing Site Conditions

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

Construction Activities

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

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

Operational Activities

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

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

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

Determination: Less Than Significant Impact.

Sources: Phase I Environmental Site Assessment (Appendix C)

Plans, Policies, or Programs (PPP)

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

PPP 3.8-1 The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

Project Design Features (PDF)

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

Impact Analysis

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

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

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

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.8(d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Determination: No Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Source: Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Source: Google Earth. Site Reconnaissance

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within the vicinity of a private airstrip. No impact would occur and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Sources: General Plan Safety Element, Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Access to the Project site is proposed from Mission Boulevard via Amarillo Street which will connect to proposed Street "D." Both these roadways are fully improved. The Project site does not

contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles via Mission Boulevard and Amarillo Street and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

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

Determination: No Impact.

Source: Riverside County Land Information System

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

According to the *Riverside County Land Information System*, the Project area is not located within a high wildfire hazard area. The Project area is substantially surrounded by existing development on all four sides. Therefore development of the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur. No mitigation measures are required.

3.9 HYDROLOGY AND WATER QUALITY

<i>Would the Project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?			■	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?			■	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite?			■	
e.	Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f.	Otherwise substantially degrade water quality?			■	
g.	Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■
h.	Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				■
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
j.	Inundation by seiche, tsunami, or mudflow?				■

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

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

Impact Analysis

Construction

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

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

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

Operation

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

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

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

3.9(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The proposed Project would be served with potable water by the Jurupa Community Services District. Domestic water supplies from this service provider are reliant on groundwater from the Chino Groundwater Basin as a primary source. All municipal water entities that exceed their safe yield (i.e. the annual amount of water that can be taken from a source of supply over a period of years without depleting that source beyond its ability to be replenished naturally in "wet years") incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with water obtained from the State Water Project. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Development of Project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. Water runoff from Lots 8-26 will be conveyed to the interior streets of the Project site and then directed into the bio-retention areas located in the Neighborhood Park and the Recognition Tree Park. Water runoff from Lots 1-7 will be directed into bio-swales located along the street frontage for each of these lots. Ultimately the water runoff is discharged into the storm drain system in Amarillo Street and then Mission Boulevard. As such, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

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

Impact Analysis

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

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

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

Determination: Less Than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

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

Impact Analysis

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

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

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

Determination: Less than Significant Impact.

Source: Tentative Tract Map 36720

Plans, Policies, or Programs (PPP)

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

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

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

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

Project Design Features (PDF)

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

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

Impact Analysis

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

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

3.9(f) Otherwise substantially degrade water quality?

Determination: Less Than Significant Impact.

Sources: Project Application Materials

Plans, Policies, or Programs (PPP)

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

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

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

Project Design Features (PDF)

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

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

Impact Analysis

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

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

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

Determination: No Impact.

Sources: FEMA FIRM Panel No. 06065C0038G

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Source: FEMA FIRM Panel No. 06065C0038G

Plans, Policies, Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Sources: FEMA FIRM Panel No. 06065C0038G

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.10 LAND USE AND PLANNING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				■
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			■	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?		■		

3.10(a) Physically divide an established community?

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.10(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific

plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Determination: Less Than Significant Impact.

Source: General Plan, Jurupa Area Plan, South Coast Air Quality Management District, Final 2012 Air Quality Management Plan, Southern California Association of Governments, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy, Western Riverside County Multiple Species Habitat Conservation Plan, Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The General Plan land use designations currently assigned to the Project site are Highest Density Residential (20 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), and Commercial Retail. The Highest Density Residential designation applies to approximately 25% of the site and the High Density Residential designation applies to approximately 75% of the site. The Commercial Retail designation applies to a narrow strip of land located on the eastern boundary of the Project site and is approximately 2,178 square feet in size and is most likely a parcel previously used for access. This area is not used for calculating the population estimates.

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

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

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

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

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

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

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

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

Determination: Less Than Significant With Mitigation Incorporated.

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

Plans, Policies, or Programs (PPP)

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

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

Project Design Features (PDF)

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

Impact Analysis

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

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

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

Mitigation Measures (MM)

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

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

3.11 MINERAL RESOURCES

<i>Would the Project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■

3.11(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Determination: No Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

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

3.11(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Determination: No Impact.

Sources: City of Jurupa Valley General Plan Land Use Map

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

3.12 NOISE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			■	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			■	
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			■	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				■
f. For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				■

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.02, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the

following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a) All construction activities shall comply with Chapter 11.02 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.

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

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

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

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

Project Design Features (PDF)

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

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

Impact Analysis

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

Short-term Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site which would result in potential noise impacts to nearby sensitive receptors. Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus noise levels will fluctuate depending upon construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures.

As shown on Table 11 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet

Table 11. Typical Construction Equipment Noise Levels

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

However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 75 dBA for a jack hammer measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and would be further reduced to 63 dBA at 200 feet from the source to the receptor.

Chapter 11.10 of the City of Jurupa Valley Municipal Code (Noise Regulations) includes a provision that exempts construction activities from any maximum noise level standard, provided that construction activities occur between the hours of 6:00am-6:00pm during the months of June through September or 7:00am- 6:00pm during the months of October through May. The Project is

required to comply with the City's Noise Regulations so implementation of the Project would not expose persons to or generate noise levels in excess of standards adopted by the City.

Noise Impacts to the Project

The Project is considered a "sensitive receptor" because it is a residential development. Impacts to the Project would be significant if the exterior area of the homes (i.e. yards) would be exposed to noise levels in excess of 65 dBA. For the interior area of the homes impacts would be significant if exposed to noise levels in excess of 45 dBA.

The Project site is located in an area largely characterized by urban development. Surrounding development consists of a mobile-home park to the north, commercial businesses and a residence to the south, a mobile-home park, church, and vacant land to the east, and the Mission Village Senior Apartments to the west.

Noise producing land uses that impact residential uses include, but are not limited to, agriculture uses, industrial uses, commercial uses, and noise from major highways and roads. In consultation with the County of Riverside Department of Environmental Health (email and telephone conversation with Steven Hinde, Senior Industrial Hygienist, October, 2014) it was determined that noise impacts to the Project were anticipated to be less than significant and a noise study was not required for the Project for the following reasons:

1. The Project site is located from between 200 feet to 360 feet from Mission Boulevard which is the primary source of noise impacting the Project. In addition, the Mission Village Senior Apartments and the existing development adjacent to Mission Boulevard serve as a noise buffer to the Project site.
2. 6-foot high masonry walls are proposed wherever necessary to reduce noise from adjacent roads and developments.

Noise Impacts Generated by the Project

As established by the General Plan performance standards, project-related noises, as projected to any portion of any surrounding property containing a habitable dwelling, hospital, school, library or nursing home, shall not exceed 65 equivalent level dBA (dBA Leq) between 7 a.m. and 10 p.m. or 45 dBA Leq between 10 p.m. and 7:00 a.m. for a cumulative period of more than ten (10) minutes per hour.

In addition, the Project would generate a significant transportation-related noise impact if traffic generated by that project would cause or contribute to exterior noise levels in excess of 65 dBA CNEL and the project's contribution to the noise environment equals 3.0 dBA CNEL or more. (A change of 3.0 dBA is considered "barely perceptible" by the human ear and changes of less than 3.0 dBA CNEL generally cannot be perceived except in carefully controlled laboratory environments).

The primary source of noise generated by the Project will be from the vehicle traffic generated by the new homes to the nearby residential uses. The Project would generate an estimated additional 247 total trip-ends per day with 19.5 trips in the AM Peak Hour and 26.0 trips in the PM Peak Hour.

The City of Jurupa Valley considers a project to result in a significant traffic-related noise impact if traffic generated by that project would cause or contribute to exterior noise levels at sensitive receptor locations in excess of 65 dBA CNEL and the project's contribution to the noise environment equals 3.0 dBA CNEL or more. (A change of 3.0 dBA is considered "barely perceptible" by the human ear and changes of less than 3.0 dBA CNEL generally cannot be perceived except in carefully controlled laboratory environments). Due to the low traffic volume and speeds, traffic noise from the Project will not make a significant contribution to the noise environment.

Based on the analysis above, with implementation of PPP 3.12-1, PPP 3.12-2 and PDF 3.12-1, impacts would be less than significant and no mitigation measures are required.

3.12(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Vibration

Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. The Project would not generate ground-borne vibration or ground-borne noise, except, potentially, during the construction phase from the use of heavy construction equipment. The Project will not employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction.

Operational Vibration

There are no conditions associated with the long-term operation of the proposed Project that would result in the exposure of on- or off-site residents to excessive ground-borne vibration or noise. The proposed Project would develop the subject property as a residential community with supporting recreational and open space land uses, and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise. In addition, the Project site is not located in the vicinity of a railroad line or any other use associated with ground-borne vibration or ground-borne noise; therefore, the Project would not expose future on-site residents to substantial ground-borne vibration or noise.

Based on the above analysis, operation the Project would not expose on- or off-site sensitive receptors to substantial ground-borne vibration or ground-borne noise. Impacts are less than significant and no mitigation is required.

3.12(c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As discussed above under Issue 3.12(a), the only potential for the Project to create a permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project that has the potential to cause or contribute to elevated traffic-related noise volumes at offsite locations. The analysis presented under Issue 3.12(a) concluded that the Project's incremental noise contributions to study area roadways would be considered "barely perceptible" (i.e., less than 3.0 dBA CNEL). As such, offsite transportation-related noise impacts would be less than significant and no mitigation is required.

3.12(d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

- PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.10, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the

following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

a) All construction activities shall comply with Chapter 11.10 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.

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

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

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

Project Design Features (PDF)

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

Impact Analysis

As discussed above under Issue 3.12(a), the only potential for the Project to create a substantial temporary or periodic increase in ambient noise levels is during its construction phase. The analysis presented under Issue 3.12(a) concluded that the Project would result in elevated noise levels during construction but were less than significant.

Based on the analysis above, with implementation of PPP 3.12-1, impacts would be less than significant and no mitigation measures are required.

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

Determination: No Impact.

Sources: Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within in the influence area of any airport land use plan, nor is the Project site located within two (2) miles of any public airport or public use airport. Accordingly, the Project has no potential to expose future residents in the Project area to excessive, airport-related noise. No impact would occur and no mitigation measures are required.

3.12(f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

Determination: No Impact.

Source: Google Earth.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

There are no private airfields or airstrips in the vicinity of the Project site. Accordingly, the Project would have no potential to expose future residents in the Project area to excessive noise levels associated with a private airstrip. No impact would occur and no mitigation measures are required.

3.13 POPULATION AND HOUSING

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

3.13(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Determination: Less than Significant Impact.

Sources: Project Application Materials, State of California, Department of Finance, "E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011 - 2013," Water & Sewer Letter-Jurupa Community Services District (Appendix D)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The General Plan land use designations currently assigned to the Project site are shown in Table 12.

Table 12. General Plan Land Use and Acreage by Assessor's Parcel Number

Assessor's Parcel Number	General Plan Land Use Designation	Acres
169-100-057	Medium High Density Residential	2.27
169-100-055	High Density Residential (75%) Highest Density Residential (25%)	2.43 0.81
169-070-057	Commercial Retail *	
* The <i>Commercial Retail</i> designation applies to a narrow strip of land located on the eastern boundary of the Project site and is approximately 2,178 square feet in size and is most likely a parcel previously used for access. This area is not used for calculating the population estimates.		

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

The proposed Project would develop the Project site with 26 residential homes. At full build-out, the Project is estimated to provide housing for up to 101 residents, based on population estimates prepared by the State Department of Finance (26 dwelling units x 3.88 persons per household = 101 persons). This would represent a population increase in the Project area of up to 101 new residents as compared to existing conditions.

Under CEQA, direct population growth by a Project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

According to the Jurupa Community Services District, a 12-inch water line exists in Mission Boulevard to provide water service and an 8-inch sewer line exists in Mission Boulevard to provide sewer service and no extension of water and sewer lines is required.

In addition, the analysis in Section 3.14, Public Services, of this Initial Study Checklist demonstrates that the impacts on public services is less than significant so the public service providers ability to provide services will not be reduced. As such, impacts are less than significant and no mitigation measures are required.

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

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is vacant and contains no housing. As such, there are no impacts that would require the construction of replacement housing elsewhere. No mitigation measures are required.

3.13(c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Determination: No Impact.

Sources: Project Application Materials, Google Earth

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is vacant and contains no housing. As such, there are no impacts that would require the construction of replacement housing elsewhere. No mitigation measures are required.

3.14 PUBLIC SERVICES

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

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

FIRE PROTECTION

Determination: Less Than Significant Impact.

Sources: Riverside County Fire Department Riverside County Fire Protection and Emergency Medical Master Plan, Riverside County Fire Department "Fire Stations," Google Earth, Ordinance No. 659, Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants,

automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the West Riverside Fire Station (Station No. 18), an existing station located approximately 1.8 roadway miles east of the Project site at 7545 Mission Boulevard.

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

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

Based on the above analysis, with implementation of PPP 3.14-1 and PPP 3.14-2, impacts related to fire protection would be less than significant and no mitigation measures are required.

POLICE PROTECTION

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.14-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people. At full buildout, the proposed Project would introduce approximately 100 new residents to the Project area. To maintain the desirable level of service, the Riverside County Sheriff's Department would require approximately 0.1 additional deputies. The additional 0.1 deputies would not require the construction of new or expanded sheriff facilities.

The Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for public services, including police protection services. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

Based on the above analysis, with implementation of PPP 3.14-2, impacts related to police protection would be less than significant and no mitigation measures are required.

SCHOOLS

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.14-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

Project Design Features (PDF)

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

Impact Analysis

The construction of 26 residential homes as proposed by the Project would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Jurupa Unified School District. Although it is possible that the Jurupa Unified School District may need to construct new school facilities in the

region to serve the growing population within their service boundaries, such facility planning is conducted by the Jurupa Unified School District and is not the responsibility of the proposed Project. Furthermore, the proposed Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for Project-related impacts to school services.

Based on the above analysis, with implementation of PPP 3.14-3, impacts related to schools would be less than significant and no mitigation measures are required.

PARKS

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.14-4 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

Project Design Features (PDF)

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

PDF 3.14-1 As required by the Project's Development Plan, the Project will provide two improved parks (a Neighborhood Park and a Recognition Tree Park). These parks shall be operational prior to occupancy clearance of the first residential unit.

Impact Analysis

The Project proposes the construction of 26 residential units. Based on population estimates prepared by the State Department of Finance, the Project is estimated to provide housing for up to 100 residents (3.86 persons per household x 26 houses = 100). Based on the Jurupa Area Recreation and Parks District's goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for approximately 0.5 acres of park land. The Project proposes 0.79 acres of park land.

Based on the above analysis, with implementation of PPP 3.14-4 and PDF 3.14-1, impacts related to parks would be less than significant and no mitigation measures are required.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

PPP 3.14-2 above is applicable to the Project.

Project Design Features (PDF)

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

Impact Analysis

Development of the proposed Project would result in an increase in the population of the Project area and would increase the demand for public services, including public health services and library services. However, the population increase generated by proposed Project would not require the construction of new or expanded public facilities.

The Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.

Based on the above analysis, with implementation of PPP 3.14-2 above, impacts related to parks would be less than significant and no mitigation measures are required.

3.15 RECREATION

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			■	
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			■	

Impact Analysis

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

Determination: Less than Significant Impact.

Sources: Project Application Materials, State of California, Department of Finance, "E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2013"

Plans, Policies, or Programs(PPP)

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

Project Design Features (PDF)

PDF 3.14-1 As required by the Project's Development Plan, the Project will provide two improved parks (a Neighborhood Park and a Recognition Tree Park). These parks shall be operational prior to occupancy clearance of the first residential unit.

Impact Analysis

The Project proposes a Neighborhood Park which includes a turf area, a half-court basketball court, a child's playground, and barbeque areas. The proposed Project would not increase the use of existing public park facilities and would not require the modification existing parks or modification of new park facilities offsite because the Project would include onsite recreational facilities that would adequately meet the needs of the residents.

Based on the above analysis, with implementation of PDF 3.14-1, impacts related to recreational facilities would be less than significant and no mitigation measures are required.

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

Determination: Less than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Onsite recreation facilities proposed by the Project include approximately 0.79 acres of park land. Construction and maintenance of the proposed recreational features within the Project site would have a physical impact on the environment and are analyzed throughout this Initial Study Checklist. In all instances where significant impacts have been identified, Plans, Policies, or Programs (PPP), Project Design Features (PDF), or Mitigation Measures (MM) have been included to reduce impacts to less than significant levels.

In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

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

3.16 TRANSPORTATION/TRAFFIC

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			■	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
e. Result in inadequate emergency access?			■	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			■	

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

Determination: Less Than Significant Impact.

Sources: Institute of Traffic Engineers, Riverside County Congestion Management Plan

Plans, Policies, or Programs (PPP)

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

PPP 3.16-1 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).

PPP 3.16-2 General Plan Policy C 4.3 requires that pedestrian access from developments to existing and future transit routes and terminal facilities through project design. The Final Map shall demonstrate compliance with this requirement.

Project Design Features (PDF)

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

Impact Analysis

Motorized Vehicle Travel

Trips generated by the Project’s proposed land uses have been estimated based on trip generation rates collected by the *Institute of Transportation Engineers Trip Generation Manual, 9th Edition, 2012* based on the following rates:

Table 13. Trip Generation Rates

Land Use Type	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Single-Family Detached Housing Land Use Category: 210	DU	0.75	0.19	0.56	1.00	0.63	0.37	9.52

Source: Institute of Traffic Engineers Trip Generation 9th Edition (2012)

The Project is estimated to generate the following number of trips:

Table 14. Project Trip Generation

Land Use Type	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Single-Family Detached Housing Land Use Category: 210	26	19.5	4.94	14.56	26.0	16.38	9.62	247.52

Source: Institute of Traffic Engineers Trip Generation 9th Edition (2012)

The City of Jurupa Valley relies upon the Riverside County Transportation Department’s Traffic Impact Analysis Preparation Guide to determine if a Traffic Impact Analysis is required for a project.

Single family residential tracts of less than 100 lots are generally exempt from Traffic Impact Analysis requirements unless the City's Traffic Engineer determines otherwise. In the case of the proposed Project, the City Traffic Engineer determined that a Traffic Impact Analysis was not required because the Project proposes only 26 lots and would generate less than 50 peak hour trips on intersections in the vicinity of the Project site. Because vehicle trips generated by the Project are relatively low, the Project is not forecast to deteriorate the Level of Service in the Project area. Impacts are less than significant and no mitigation measures are required.

Mass Transit and Pedestrian Facilities

Transit Service

The study area is currently served by the Riverside Transit Agency, a public transit agency serving the unincorporated Riverside County region near the City of Jurupa Valley. Route 49 runs along Mission Boulevard and serves the Project site. The Project is not proposing to construct any improvements will interfere with the existing bus service. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site off Amarillo Street which connects to Mission Boulevard at the Project entrance. As such, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

Based on the above analysis, with implementation of PPP 3.16-1 and PPP 3.16-2, impacts would be less than significant and no mitigation measures are required.

3.16(b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Determination: Less Than Significant Impact.

Source: Riverside County Congestion Management Plan

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Transportation Commission was designated as the Congestion Management Agency for Riverside County in 1990, and therefore, prepares and administers the Riverside County Congestion Management Program in consultation with the Technical Advisory Committee which consists of local agencies, the County of Riverside, transit agencies, and subregional agencies.

The intent of the Riverside County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The Riverside County Transportation Commission does not require Traffic Impact Assessments for development proposals. However, local agencies are required to maintain minimum Level of Service thresholds included in their respective general plans.

The Project proposes only 26 lots and would generate less than 50 peak hour trips on intersections in the vicinity of the Project site. As such, the Project is not forecast to deteriorate the minimum Level of Service in the Project area as required by the General Plan. Therefore, the Project will not be in conflict with the Riverside County Congestion Management Program. Impacts are less than significant and no mitigation measures are required.

3.16(c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

Determination: No Impact.

Sources: Riverside County ALUCP-West County Airports Background Data)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within two miles of an airport influence area. The Project site is located approximately 6 miles southeast of Ontario International Airport and 4.2 miles northwest of the Flabob Airport in Jurupa Valley. The Project does not include any air travel component (e.g., runway, helipad, etc.) Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in a substantial safety risk. Therefore, no impact would occur and no mitigation measures are required.

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

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The residential land uses proposed Project would be compatible with existing development in the surrounding area; therefore, implementation of the Project would not create a transportation hazard as a result of an incompatible use.

The Project proposes to construct interior private streets that connect to Amarillo Street which connects to Mission Boulevard. With the implementation of these improvements, the Project would provide adequate vehicular and pedestrian safety and ensure that no hazardous transportation design features would be introduced by the Project. Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible use. Impacts would be less than significant and no mitigation measures are required.

3.16(e) Result in inadequate emergency access?

Determination: Less Than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Project would result in a new residential community, which would increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site through connection to Amarillo Street and Mission Boulevard. During the course of the required review of the proposed Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles. With the City/County requirements for emergency vehicle access, impacts would be less than significant and no mitigation measures are required.

3.16(f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Determination: Less Than Significant Impact.

Source: General Plan Circulation Element, Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is currently served by the Riverside Transit Agency Route 49 which runs along Mission Boulevard. The Project is constructing sidewalks which will connect to the existing sidewalks on Amarillo Street and Mission Boulevard thus providing pedestrian access to this transit route. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services. Impacts are less than significant and no mitigation measures are required.

3.17 UTILITIES AND SERVICE SYSTEMS

<i>Would the Project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				■	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				■	
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?				■	
e. Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?				■	
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?				■	
g. Comply with federal, state, and local statutes and regulations related to solid waste?				■	

3.17(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Determination: Less Than Significant Impact.

Source: Jurupa Community Services District

Plans, Policies, or Programs (PPP)

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

PPP 3.17-1 As required by City Ordinance No. 460, prior to recordation of a Final Map, improvement plans shall be submitted to the City Engineer that provide for sewage disposal by connection to an existing collection system capable of accepting the

waste load. The collection system shall meet the Santa Ana Regional Water Quality Control Board standards and requirements.

Project Design Features (PDF)

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

Impact Analysis

Wastewater treatment and collection services would be provided to the Project site by the Jurupa Community Services District. The Jurupa Community Service District is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board.

According to the Jurupa Community Service District's 2010 Urban Water Management Plan, wastewater generated by the Project will be treated at the Riverside Water Quality Control Plant and the Western Riverside County Regional Wastewater Authority's Wastewater Treatment Plant. The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems, therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Santa Ana Regional Water Quality Control Board. Accordingly, impacts would be less than significant and no mitigation measures are required.

3.17(b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Water & Sewer Letter-Jurupa Community Services District

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would construct an on-site network of water and sewer pipes which would connect to the existing 12-inch water line and an 8-inch sewer line in Mission Boulevard located approximately 300 feet south of the Project site.

The installation of water and sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs, or Standard Conditions (PPP), Project Design Features (PDF), or Mitigation Measures

(MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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

3.17(c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Determination: Less Than Significant Impact.

Sources: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

The construction of the on-site drainage facilities would result in physical impacts to the surface and subsurface of the Project site. These impacts are part of the Project's construction phase and are evaluated in the appropriate sections of this Initial Study/Mitigated Negative Declaration document. In instances where impacts have been identified for the Project's construction phase, Plans, Policies, Programs, or Standard Conditions (PPP), Project Design Features (PDF), or Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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

3.17(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Determination: Less Than Significant Impact.

Sources: Project Application Materials, Jurupa Community Services District Urban Water Management Plan, Water & Sewer Letter-Jurupa Community Services District (Appendix D)

Plans, Policies, or Programs (PPP)

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

PPP 3.17-2 As required by City Ordinance No. 460, prior to recordation of a Final Map, required improvement plans shall be submitted to the City Engineer that provide for the installation of a domestic water supply and distribution system that meets the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).

Project Design Features (PDF)

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

Impact Analysis

The Jurupa Community Services District issued a "Water and Sewer Letter" dated May 1, 2014 for the Project. The Letter indicates that water is available to serve the Project site from an existing 12-inch diameter water line in Mission Boulevard.

The District's water supply exceeds the maximum day demand projected for the next five years. However, the District continues to develop additional water supply resources that are currently budgeted to meet the District's water demands. The Project is calculated to require an average daily water flow of 8.8 gallons per minute and maximum daily water flow of 24 gallons per minute. The District indicates that adequate water storage exists for the Project and additional pumping plants are not needed.

Based on the above analysis, with implementation of PPP 3.17-2, impacts would be less than significant and no mitigation measures are required.

3.17(e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Determination: Less Than Significant Impact.

Source: Water & Sewer Letter-Jurupa Community Services District (Appendix D)

Plans, Policies, or Programs (PPP)

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

PPP 3.17-3 Prior to the issuance of a grading permit, the Project proponent shall be required to provide written verification to the City of Jurupa Valley Engineering Department that the Jurupa Community Services District has verified that adequate capacity exists at the City of Riverside Water Quality Control Plant to serve the Project and/or a Sewer Capacity Fee shall be paid.

Project Design Features (PDF)

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

Impact Analysis

Sanitary sewer service to the Project site would be provided by the Jurupa Community Services District ("District"). The District purchases treatment capacity at the Western Riverside County Regional Wastewater Authority Treatment Plant and the City of Riverside Water Quality Control Plant to treat flows within its service area.

The District calculated that the Project would generate approximately 0.03 million gallons per day of wastewater and would be treated at the City of Riverside Water Quality Control Plant which has a capacity of 40 million gallons per day.

The District issued a "Water and Sewer Letter" dated May 1, 2014 for the Project. The Letter indicates that sewer service is available to serve the Project site from an 8-inch line in Mission Boulevard.

Based on the above analysis, with implementation of PPP 3.17-3, impacts would be less than significant and no mitigation measures are required.

3.17(f) *Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Determination: Less Than Significant Impact.

Sources: Riverside County Waste Management, Cal Recycle Facility/Site Summary Details, General Plan PEIR, Chapter 4.15 - Public Services

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Construction Related Impacts

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

According to the Cal Recycle Facility/Site Summary Details website accessed on August 30, 2014, these landfills receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project's construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

Based on a waste generation factor of 0.41 tons per home per year as documented in the City of Jurupa Valley General Plan EIR, the Project's proposed 26 homes would generate approximately 10.6 tons of waste per year, or 0.02 tons of waste per day.

According to the Cal Recycle Facility/Site Summary Details website accessed on August 30, 2014, the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 14,730,020 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2024.

The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

Solid waste generated during long-term operation of the Project would be disposed at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the Project's solid waste would represent less than 0.0005% of the daily permitted disposal capacity at the Badlands Sanitary Landfill and less than 0.0001% of the daily permitted disposal capacity at the El Sobrante Landfill.

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

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

3.17(g) Comply with federal, state, and local statutes and regulations related to solid waste?

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

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

PPP 3.17-4 The Project shall participate in established County-wide programs for residential development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.

Impact Analysis

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

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

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

Based on the above analysis, with implementation of PPP 3.17-4, impacts would be less than significant and no mitigation measures are required.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the Project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		■		
b.	Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		■		
c.	Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			■	

Impact Analysis

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

Determination: Less Than Significant Impact with Mitigation Incorporated.

Source: This Initial Study Checklist

As noted in the analysis throughout this Initial Study Checklist/Mitigated Negative Declaration document, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project’s Mitigation Monitoring and Reporting Program:

Plans, Policies, or Programs (PPP)

PPP 3.4-1, PPP 3.4-2, and PPP 3.5-1 shall apply.

Project Design Features (PDF)

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

Mitigation Measures (MM)

Mitigation Measures BIO-1, CR-1, CR-2, and CR-3 shall apply.

Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features, or Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, Project would not substantially degrade the quality of the environment.

3.18(b) *Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Determination: Less Than Significant With Mitigation Incorporated.

Source: This Initial Study Checklist

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

Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Project Design Features (PDF)

All Project Design Features (PDF) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Mitigation Measures (MM)

All Mitigation Measures (MM) identified in this Initial Study Checklist/Mitigated Negative Declaration shall apply.

Impact Analysis

As discussed throughout this Initial Study Checklist, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features, or Mitigation Measures, listed above are required to reduce impacts to less than significant levels. Therefore, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

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

Determination: Less Than Significant Impact.

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

Plans, Policies, or Programs (PPP)

The following shall apply:

PPP 3.3-1 through 3.3-5
PPP 3.6-1 and PPP 3.6-2
PPP 3.7-1 through PPP 3.7-4
PPP 3.8-1
PPP 3.9-1 through PPP 3.9-5
PPP 3.12-1 and PPP 3.12-2
PPP 3.1-14-1 through PPP 3.14-3
PPP 3.16-1 and PPP 3.16-2
PPP 3.17-1 through PPP 3.17-4

Project Design Features (PDF)

The following shall apply:

PDF 3.12-1
PDF 3.14-1

Mitigation Measures (MM)

No Mitigation Measures apply to this issue.

Impact Analysis

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist/Mitigated Negative Declaration.

In instances where impacts have been identified, the Plans, Policies, or Programs, Project Design Features are required to reduce impacts to less-than-significant levels. Therefore, the Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

4.0 REFERENCES

California Air Resources Board (CARB) Handbook, 2009.
<http://www.arb.ca.gov/homepage.htm>

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

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

City of Jurupa Valley General Plan, 2003 www.rctlma.org/genplan/default.aspx

City of Jurupa Valley General Plan EIR, 2003 www.rctlma.org/genplan/default.aspx

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

Countywide Integrated Waste Management Plan www.rivcowom.org

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

General Plan Final Program Environmental Impact Report, 2003, Volume I, Riverside County
Integrated Project, Riverside County, California
www.rctlma.org/genplan/default.aspx

South Coast Air Quality Management District,
www.aqmd.gov.

South Coast Air Quality Management District, Final 2012 Air Quality Management
Plan www.aqmd.gov

Southern California Association of Governments, 2012-2035 Regional Transportation
Plan/Sustainable Communities Strategy.
<http://rtpscs.scag.ca.gov/Pages/default.aspx>

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

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

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

City of Jurupa Valley
Planning Department
8304 Limonite Avenue, Suite M
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator
Annette Tam, Associate Planner

6.0 MITIGATION MONITORING REPORTING PROGRAM

PROJECT NAME: Habitat for Humanity -MA 1463

DATE: December 10, 2014

PROJECT MANAGER: Annette Tam, Associate Planner

PROJECT DESCRIPTION: General Plan Amendment (GPA 1403) Change of Zone (CZ 1401) Tentative Tract Map (TTM 36692), and Site Development Permit (SDP 31456) for a 26 residential lot subdivision.

PROJECT LOCATION: The property is located approximately 420 feet north of Mission Boulevard at the terminus of Amarillo Street. Assessor's Parcel Numbers 169-100-055,057 and 169-070-035.

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

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

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

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
AESTHETICS		
PPP 3.1-1 As required by the Development Plan for the Project, the proposed residential homes shall be limited to a maximum height limit of 35 feet.	Planning Department	Prior to the issuance of building permits
PPP 3.1-2 As required by the City of Jurupa Valley Subdivision Regulations (Ordinance No. 460, Section 5.3 Planned Developments - Residential, Commercial, and Industrial), floor plans, elevations, landscape plans, wall and fence plans, and other items are required to be submitted with the tentative tract map. The document entitled <i>Jurupa Valley Veterans Enriched Neighborhood, TTM No. 366720</i> prepared by Formillus Architecture in conjunction with Gabel, Cook & Associates, Inc. dated November 2014 consists most of the required items by Section 5.3 of Ordinance No. 460. The document serves as the Development Plan for Tentative Tract Map No. 36720 and shall be enforced by the City of Jurupa Valley via conditions of approval placed on Tentative Tract Map No. 36720.	Planning Department	Prior to the issuance of building permits
AIR QUALITY		
PPP 3.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Engineering Department	During grading
PPP 3.3-2 The Project is required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."	Engineering Department	During grading

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
<p>PPP 3.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, "Architectural Coatings" and Rule 431.2, "Sulfur Content of Liquid Fuels." Adherence to Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings. Adherence to Rule 431.2 limits the release of sulfur dioxide (SOX) into the atmosphere from the burning of fuel.</p>	<p>Building & Safety</p>	<p>During Construction</p>
<p>PPP 3.3-4 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations" and Rule 1186.1, "Less-Polluting Street Sweepers." Adherence to Rules 1186 and 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.</p>	<p>Building & Safety</p>	<p>During Construction</p>
<p>PPP 3.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.</p>	<p>Building & Safety Engineering Planning</p>	<p>During construction and on-going</p>
<p>BIOLOGICAL RESOURCES</p>		
<p>PPP 3.4-1 The project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Plan.</p>	<p>Planning</p>	<p>Prior to the issuance of grading permits</p>
<p>MM-BIO-1 <i>Pre-Construction Burrowing Owl Survey.</i> Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions: a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.</p>	<p>Planning</p>	<p>Prior to the issuance of grading permits</p>

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
<p>b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.</p>		
CULTURAL RESOURCES		
<p>MM- CR-1: <i>Archaeological Monitoring.</i> Prior to the issuance of a grading permit, the Project Proponent shall provide evidence to the City that the previous grading on the Project site was monitored by a qualified archaeologist and any subsurface cultural resources were appropriately treated. If no such evidence is provided, then the Project Proponent shall implement the following program:</p> <ul style="list-style-type: none"> a) A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. b) Appropriate Native American representative(s) shall be allowed to monitor and have received or will receive a minimum of 15 days advance notice of grading activities. During grading operations in previously undisturbed soils, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall 	<p>Planning</p>	<p>Prior to the issuance of grading permits</p>

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
<p>immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.</p>		
<p>MM- CR-2: <i>Treatment Plan.</i> If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.</p>	<p>Planning</p>	<p>Prior to the issuance of grading permits</p>
<p>MM- CR-3: <i>Paleontological Monitoring.</i> Prior to the issuance of grading permits, the Project Proponent shall provide evidence to the City that the previous grading on the Project site was</p>	<p>Planning</p>	<p>Prior to the issuance of grading permits</p>

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
<p>monitored by a qualified paleontologist and that no further paleontological monitoring is required. If no such evidence is provided, then the Project Proponent shall implement the following program:</p> <ul style="list-style-type: none"> a) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. b) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered. c) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. d) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared. e) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the City immediately. f) In consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find. 		
PPP 3.5-1	Engineering	During Grading
GEOLOGY AND SOILS		
PPP 3.6-1	Building & Safety	Prior to the issuance of building permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
shaking.		
PPP 3.6-2 The project is required to comply with the site-specific ground preparation and construction recommendations contained in Geotechnical Evaluation for Tract 36720, Project No. 1195-CR3, GeoTek Inc., June 23, 2014.	Building & Safety Engineering	Prior to the issuance of grading permits and building permits
GREENHOUSE GAS EMISSIONS		
PPP 3.7-1 Prior to issuance of the first residential building permit, the Project Applicant shall submit energy usage calculations in the form of a Title 24 Compliance Report to the City of Jurupa Valley Building & Safety Department showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Building & Safety	Prior to the issuance of building permits
PPP 3.7-2 Prior to building permit issuance, the City shall verify that the following note is included on building plans. "All installed appliances shall comply with California Code of Regulations Title 20 (Appliance Energy Efficiency Standards), which establishes energy efficiency requirements for appliances." Project contractors shall be required to ensure compliance with the note and permit inspection by City of Jurupa Valley staff or its designee to ensure compliance. The note also shall be specified in bid documents issued to prospective construction contractors.	Building & Safety	Prior to the issuance of building permits
PPP 3.7-3 Prior to the approval of landscaping plans, the City shall verify that the all landscaping will comply with City Ordinance No. 859, "Water Efficient Landscape Requirements." Project contractors shall be required to ensure compliance with approved landscaping plans.	Planning	Prior to the issuance of building permits
PPP 3.7-4 The Project is required to be in compliance with the First Update to the Climate Change Scoping Plan, May 22, 2014 adopted by the California Air Resources Board.	Planning	Prior to the issuance of building permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)			RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
HAZARDS AND HAZARDOUS MATERIALS				
PPP 3.8-1	The Project is subject all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.	Building & Safety Engineering	During grading and building construction	
HYDROLOGY AND WATER QUALITY				
PPP 3.9-1	Prior to grading permit issuance, the Project Proponent shall obtain a National Pollutant Discharge Elimination System permit from the State Resources Control Board. Evidence that an NPDES permit has been issued shall be provided to the City of Jurupa Valley prior to issuance of the first grading permit.	Engineering	Prior to the issuance of grading permits	
PPP 3.9-2	Prior to grading permit issuance, the Project Proponent shall prepare a Stormwater Pollution Prevention Plan. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering	Prior to the issuance of grading permits	
PPP 3.9-3	During construction, Project contractors shall be required to ensure compliance with the Project's Water Quality Management Plan associated with the Project and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.	Engineering	During construction	
PPP 3.9-4	The Project shall be in compliance with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the City of Jurupa Valley Municipal Code.	Engineering	Prior to recordation of the Final Map	
PPP 3.9-5	The Project shall be in compliance with City Ordinance 460, Section 11.3, Flood Control and Tract Drainage.	Engineering	Prior to recordation of the Final Map	
PPP 3.10-1	The Project shall implement the requirements of Western Riverside County Multiple Species Habitat Conservation Plan.	Planning	Prior to the issuance of a grading permit	

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 Mitigation Monitoring & Reporting Program
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MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
NOISE		
<p>PPP 3.12-1 In order to ensure compliance with General Plan Policy N-12.3, N-12.4, and Municipal Code Chapter 11.10, Noise Regulations, prior to the issuance of a grading permit, the developer is required to submit a construction-related noise mitigation plan to the City for review and approval. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project. In addition, the plan shall require that the following notes are included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <p>a) All construction activities shall comply with Chapter 11.10 (Noise Regulations) of the Municipal Code, including but not limited to the requirement that haul truck deliveries shall be limited to between the hours of 6:00am to 6:00pm during the months of June through September and 7:00am to 6:00pm during the months of October through May.</p> <p>b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p>c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.</p> <p>d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors.</p>	Building & Safety Engineering	During construction
PPP 3.12-2 In order to ensure compliance with General Plan Policy N - 4, prior to issuance of any residential building permit, an interior noise analysis shall be completed to the satisfaction of the City Building and Safety Department demonstrating that proposed building materials will achieve interior noise levels less than 45 dBA CNEL.	Building & Safety	Prior to the issuance of a building permit
PDF 3.12-1 As required by the Project's required by the Development Plan, a 6-foot high masonry wall shall be constructed along the rear lot line of Lots 1-25 to reduce noise from adjacent roads	Planning	Prior to occupancy clearance of the first

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
and developments.		residential unit
PUBLIC SERVICES		
PPP 3.14-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to recordation of the Final Map, combustibles being brought on the site, and occupancy clearance of the first residential unit
PPP 3.14-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.	Building & Safety	Per Ordinance No. 659
PPP 3.14-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety	Prior to the issuance of building permits
PPP 3.14-4 The Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.	Building & Safety	Prior to the issuance of building permits
PDF 3.14-1 As required by the Project's Development Plan, the Project will provide two improved parks (a Neighborhood Park and a Recognition Tree Park). These parks shall be operational prior to occupancy clearance of the first residential unit.	Planning	Prior to occupancy clearance of the first residential unit.
TRANSPORTATION/TRAFFIC		
PPP 3.16-1 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety	Prior to the issuance of building permits

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE
<p>PPP 3.16-2 General Plan Policy C 4.3 requires that pedestrian access from developments to existing and future transit routes and terminal facilities through project design. The Final Map shall demonstrate compliance with this requirement.</p>	Engineering	Prior to recordation of the Final Map
UTILITY AND SERVICE SYSTEMS		
<p>PPP 3.17-1 As required by City Ordinance No. 460, prior to recordation of a Final Map, improvement plans shall be submitted to the City Engineer that provide for sewage disposal by connection to an existing collection system capable of accepting the waste load. The collection system shall meet the Santa Ana Regional Water Quality Control Board standards and requirements.</p>	Engineering	Prior to recordation of the Final Map
<p>PPP 3.17-2 As required by City Ordinance No. 460, prior to recordation of a Final Map, required improvement plans shall be submitted to the City Engineer that provide for the installation of a domestic water supply and distribution system that meets the requirements as set forth in the California Administrative Code, Title 22, Chapter 16 (California Waterworks Standards).</p>	Engineering	Prior to recordation of the Final Map
<p>PPP 3.17-3 Prior to the issuance of a grading permit, the Project proponent shall be required to provide written verification to the City of Jurupa Valley Engineering Department that the Jurupa Community Services District has verified that adequate capacity exists at the City of Riverside Water Quality Control Plant to serve the Project and/or a Sewer Capacity Fee shall be paid.</p>	Engineering	Prior to the issuance of a grading permit
<p>PPP 3.17-4 The Project shall participate in established County-wide programs for residential development projects to reduce solid waste generation, in accordance with the provisions of the Riverside Countywide Integrated Waste Management Plan.</p>	Planning	Riverside County Waste Management Department will inform Planning of any violations