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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020010137

Project Title: Aqua Mansa Road Development Project (Case No. MA18008)

Lead Agency: City of Jurupa Valley

Contact Name: Rocio Lopez, Senior Planner

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Project Location: Jurupa Valley (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

General Plan Amendment (GPA) No. 18001 would amend the General Plan to extend the boundary of the Agua Mansa Warehouse and Distribution Center Overlay over the Project site to allow for logistic uses within the Project site. Zone Change (ZC) No. 20004 would change the zoning from Manufacturing-Service Commercial (M-SC) to Manufacturing-Medium (M-M). Development Agreement (DA) No. 18001 would provide long term vested right to develop industrial buildings on the Project site and provide community benefit to the City. Site Development Permit (SDP) No. 18048 would allow for the construction of two industrial buildings totaling 335,002 square feet and related site improvements including landscaping, parking, and infrastructure facilities on the approximately 23.44-acre Project site. Variance No. 18005 would allow for the exceedance of allowable building height.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality, Significant Direct and Cumulatively Considerable Impact: The Project's operational emissions of NOX would exceed the applicable SCAQMD regional thresholds for operational-source emissions of NOX and would therefore contribute to the violation of an air quality standard and result in a cumulatively considerable net increase of an ozone precursor. No feasible mitigation measures exist that would reduce the Project's NOX emissions to levels that are less than significant.
Greenhouse Gas Emissions (GHG Emissions Generation): Project-related GHG emissions would exceed the applicable SCAQMD significance threshold for GHG emissions and would result in a cumulatively-considerable impact to the environment. No feasible mitigation measures exist that would reduce the Project's greenhouse gas emissions to levels that are less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Tribal Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Utilities and Service Systems.

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies:
Santa Ana Regional Water Quality Control Board
Riverside County Flood Control and Water Conservation District
Southern California Gas Company
Southern California Edison
South Coast Air Quality Management
Rubidoux Community Services District

Trustee Agency: Native American Heritage Commission