

**California Environmental Quality Act (CEQA)
Initial Study
BRE Space Center Mira Loma Logistics Project**

City of Jurupa Valley Master Application MA 20004

*Site Development Permit No. 20004
Tentative Parcel Map No. 37872*



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October 27, 2020

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1.0-Findings

Based on this initial evaluation:

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

☐

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

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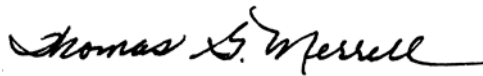
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒

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

☐

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

☐

City of Jurupa Valley

Signature

Agency

Thomas G. Merrell, AICP, Planning Director

October 27, 2020

Printed Name/Title

Date

2.0-Introduction

2.1-Purpose of the Initial Study

While it has been determined that an Environmental Impact Report (EIR) will be required for the Project, the purpose of this Initial Study document is to identify those environmental impacts that have either no impact or a less than significant impact on the environment thus allowing the EIR to be focused on the impacts determined to be potentially significant.

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

2.2 Environmental Impacts Determined to Have No Impact or a Less Than Significant Impact.

The following list identifies the environmental issues that, pursuant to the findings of this Initial Study, have been determined to have no impact or a less than significant impact.

- Biological Resources
- Agriculture and Forestry Resources
- Geology and Soils (seismic hazards, soil erosion, expansive soils)
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

2.3 Environmental Impacts to be Evaluated in the EIR

The analysis presented in this Initial Study indicates that the Project may result in or cause potentially significant effects related to:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy Geology and Soils
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials

- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Consistent with the conclusion and findings of this Initial Study, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified in Section 2.3 above. Additional issues or concerns that may be raised pursuant to the EIR Notice of Preparation (NOP) process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

3.0-Project Description/Environmental Setting

3.1 – Project Location

The project site consists of approximately 105.43 acres located at 3401 Space Center Court, Jurupa Valley, CA 91762 (northwest corner of Iberia Street and Space Center Court). The Project site is also identified as Riverside County Assessor's Parcel No. 156-150-069. (See Figure 1-*Regional Location Map* and Figure 2-*Vicinity Location Map and Aerial Photo*.)

3.2 -Project Description

Demolition

The existing nine (9) redwood buildings will be demolished and will be replaced with two new logistics facilities. The existing concrete tilt-up building will remain in place.

Site Development Permit

The Site Development proposes the following:

- Parcel #1- 1,379,287 square foot logistics facility and its related site improvements.
- Parcel #2 -560,025 logistics facility and its related site improvements.
- Parcel #3 – Existing 172,800 square foot to remain and be integrated into the overall site plan.

Tentative Parcel Map

Concurrent with the Site Development Permit, a Tentative Parcel Map is proposed to subdivide the existing 105.43-acre parcel into three (3) parcels to accommodate each of the buildings. Parcel #1 – 65.97 net acres; Parcel #2 – 27.87 acres; and Parcel #3 – 10.45 acres.

3.3-Proposed Improvements

Street Improvements and Access

The Project site is an infill site surrounded by existing streets. Minimal improvements to the existing streets abutting the Project site. These include: Pavement improvements on Venture Drive at Manitou Court will be required; improvement may include concrete paving at intersection “A”; improvements on Hopkins Street west of intersection with Etiwanda Avenue will be required; improvements shall provide road design to impede right turns of truck traffic onto southbound Etiwanda Avenue; and upgraded or new driveway approaches.

Water and Wastewater Improvements

The Project will connect to the existing 16-inch diameter water line in Space Center Court south of Hopkins Street, an existing 18-inch diameter water line in Space Center Court north of Hopkins Street, and an existing 16-inch diameter water line within an easement across the subject property. The Project will connect to the existing 18-inch diameter sewer line within an easement through the southern portion of subject property, an existing 8-inch diameter sewer line within an easement through the northern portion of subject property, and an existing 12-inch diameter sewer line at the southeast corner of the property on Space Center Drive.

Drainage Improvements

The proposed improvements will maintain the existing drainage patterns. Onsite development runoff is captured via curb and grated inlets and conveyed into underground infiltration chambers located on the site where it will be detained and treated before discharging into the existing storm drain system.

3.4- Operational Characteristics

The Project would be operated as a logistic center use. Typical operational characteristics include employees and vendors traveling to and from the site, delivery of materials and supplies to the site, and maintenance activities.

Figure 3-1: Regional Location Map

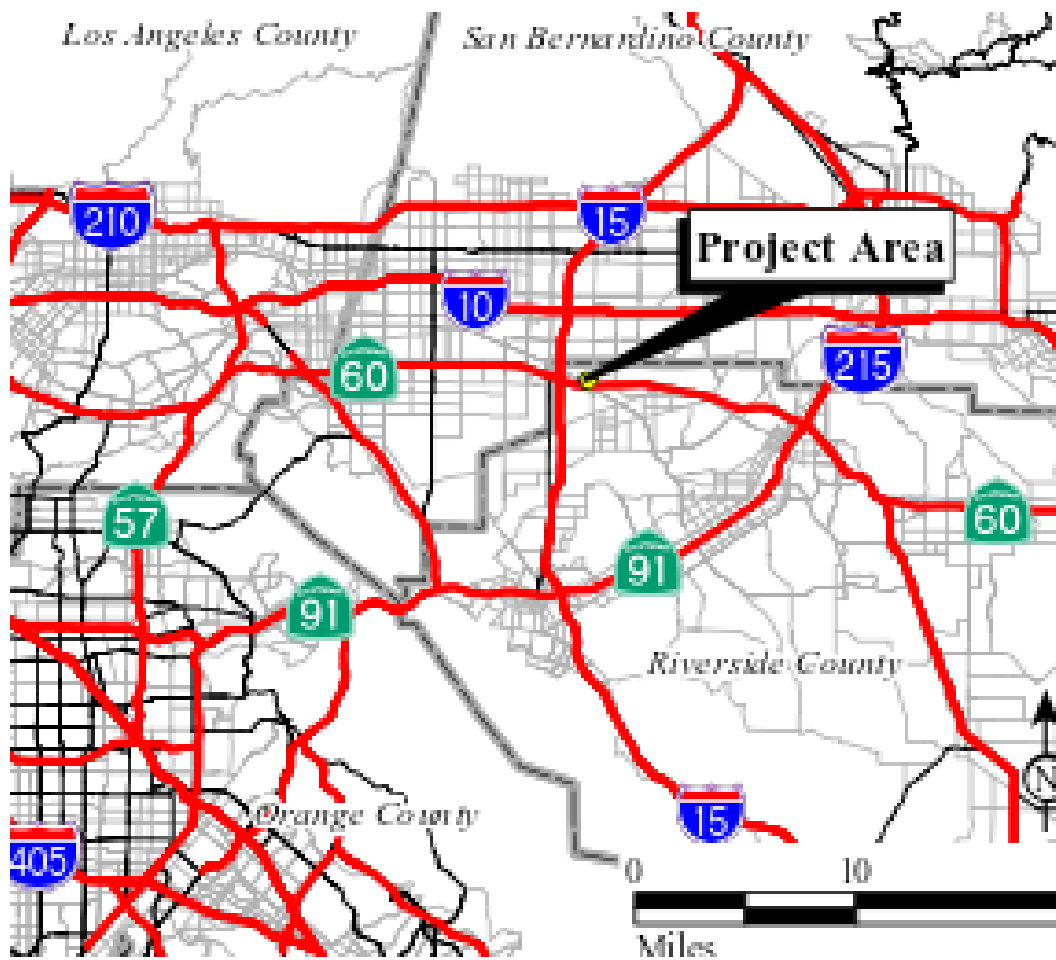
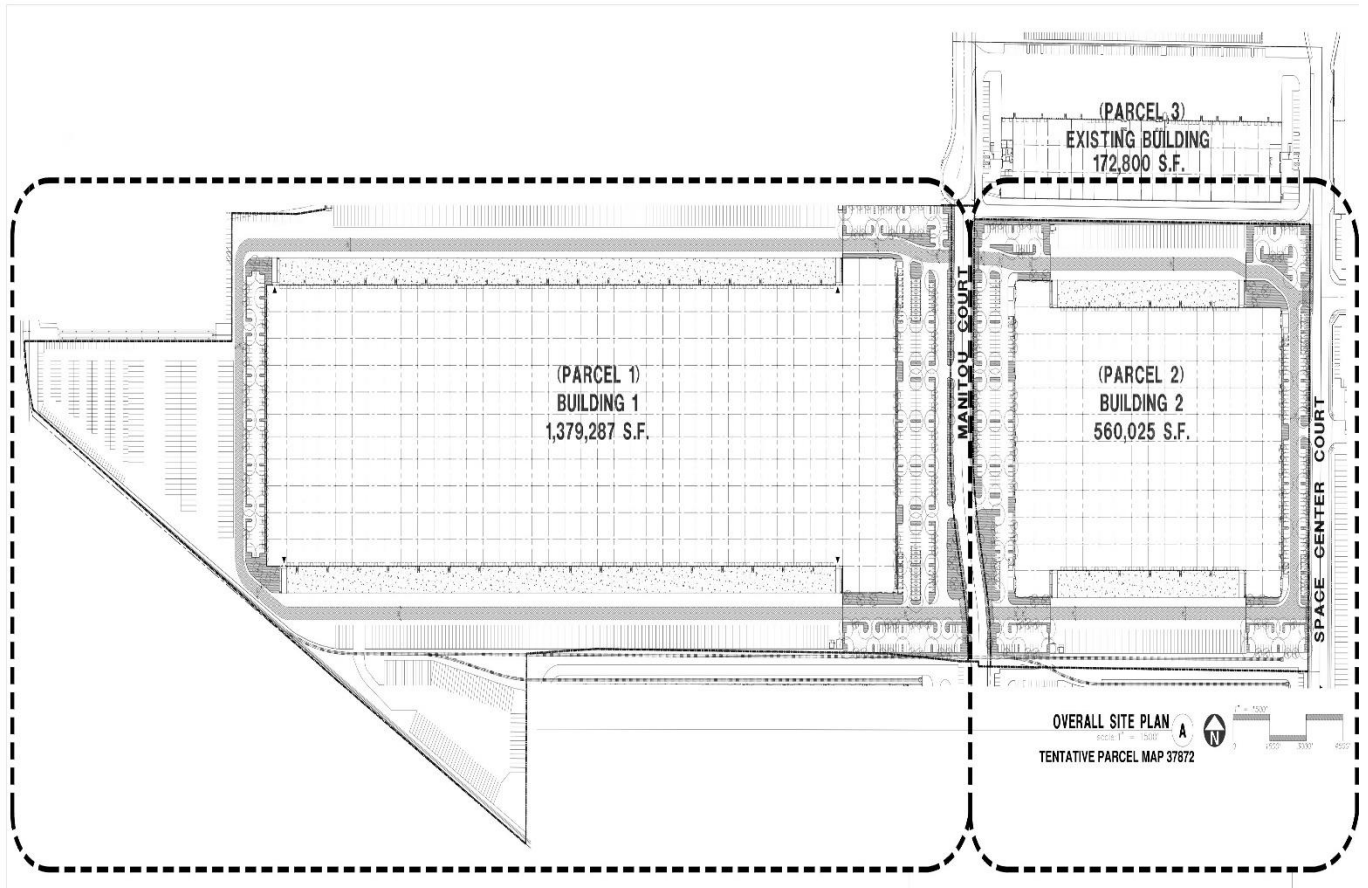


Figure 3-2: Vicinity Location Map/Aerial Photo



Figure 3-3: Illustrative Site Plan



3.6-Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Thus, the environmental setting for the Project is the date that the Project’s Notice of Preparation was published August 28, 2020.

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

TABLE 3-1: Adjacent Land Uses, General Plan Land Use Designations, and Zoning Classifications			
Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Industrial development	Light Industrial (LI)	Manufacturing- Medium (M-M)
North	Industrial development	Light Industrial (LI)	Manufacturing- Medium (M-M)
South	Industrial development, storm drain channel	Light Industrial (LI)	Manufacturing- Medium (M-M)
East	Industrial development	Light Industrial (LI)	Manufacturing- Medium (M-M)
West	Industrial development, storm water basin	Light Industrial (LI)	Manufacturing- Medium (M-M)

Source: City of Jurupa Valley-General Plan Land Use Map August 2020, Google Earth Pro.

Figure 3-4: Site Photo (Looking North)



Figure 3-5: Site Photo (Looking South)



Figure 3-6: Site Photo (Looking East)



Figure 3-7: Site Photo (Looking West)



4.0- Methodology for Evaluation of Environmental Impacts

The Project is evaluated based on its potential effect on twenty (20) environmental topics categorized as follows, as well as Mandatory Findings of Significance as shown in Table 4-1.

TABLE 4-1: Environmental Topics

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

4.1 Thresholds of Significance

A “threshold of significance” is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant.

Some of the thresholds contain “Screening Criteria” and/or “Significance Criteria” as appropriate which are intended to assist in focusing the analysis on the factors applicable to Jurupa Valley. Each of the above environmental topics are analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

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

4.2 Regulatory Requirements, Project Design Features, and Mitigation Measures

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

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

If applicable to the analysis for a certain environmental topic, Plans, Policies, or Programs (PPP) and 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.

5.0 Evaluation of Environmental Impacts

5.1 Aesthetics

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	■			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	■			
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	■			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	■			

Impact Analysis

According to the General Plan, (GP, 2017), scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. The City considers the San Gabriel Mountains and the Pedley Hills as scenic resources that are visible from public vantage points in the vicinity of the Project site.

The Project proposes the construction of two (2) new industrial buildings totaling 1,939,312 square feet and related site improvements such as parking and landscaping on 105-acres. Building 1 consists of 1,379,287 square feet and Building 2 consists of 560,025 square feet. Building 3 is an existing building consisting of 172,800 square feet. The maximum building height is 45'-6" and the building coverage is 47%. Given the mass and scale of the buildings, the Project has the potential to partially obstruct views of the San Gabriel Mountains and the Pedley Hills visible in the horizon. In addition, the Project has the potential to affect the scenic quality of the site and to increase light and glare impacts.

Level of Significance: Potentially significant. These issues **WILL** be further addressed in the forthcoming EIR.

5.2 Agriculture Resources

Threshold 5.2 (a)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■
<i>Significance Criteria:</i> Convert land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on General Plan Figure 4.13, Farmland in Jurupa Valley to non-agricultural use?				

Impact Analysis

The Project site is classified as “Urban Built-Up Land” by the State Department of Conservation Farmland Mapping and Monitoring Program. (CDC, 2020). As such, the Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.

Level of Significance: No impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.2 (b)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
<i>Screening Criteria</i> (Zoning): If the project is not located within the A-P (Light Agriculture with Poultry); A-2 (Heavy Agriculture); or A-D (Agriculture-Dairy) zone, it may be presumed to no impact absent substantial evidence to the contrary.				
<i>Significance Criteria</i> (Williamson Act): If the site is under a Williamson Act contract, would the project conflict with Riverside County Ordinance No. 509 relating to Agricultural Preserves?				

The Project site is zoned Manufacturing-Medium (M-M) which allows a variety of industrial and service commercial uses. The M-M Zone is not considered a primary agricultural zone. As such, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. According to the Riverside County Geographic Information System, the site is not under a Williamson Act Contract. As such, there is no impact. According to the Riverside County Map My County website (RC,2020), the site is not under a Williamson Act Contract.

Level of Significance: No impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.2 (c). Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				■
<i>Significance Criteria:</i> Is the project is located on "Farmland of Local Importance" as shown on General Plan Figure 4.13, <i>Farmland in Jurupa Valley</i> and is the project is inconsistent with General Plan Policy COS 4.2 <i>Agricultural Land Conversion</i> which states: "Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion."?				

Impact Analysis

The Farmland Mapping and Monitoring Program (CDC, 2020), classifies the Project property as "Other Lands." The Project site located in an area largely characterized by industrial development. North of the site is Industrial development; south of the site is industrial development and a storm drain channel; east of the site is industrial development; and west of the site is industrial development and a storm water basin. There is no land being used primarily for agricultural purposes in the vicinity of the site.

Level of Significance: No impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

5.3 AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	■			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	■			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	■			
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	■			

Impact Analysis

The Project is located within the South Coast Air Basin (Basin) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, the SCAQMD's implementation of the AQMP.

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. As with any new development project, the Project has the potential to generate pollutant concentrations during both construction activities and long-term operation that may exceed regional and localized significance thresholds both individually and cumulatively.

The Project also has the potential to generate additional toxic air contaminants from diesel trucks affecting the residences which are located southwest of the Project site on the westside of Etiwanda Avenue south of Iberia Street.

Construction activities associated with the proposed Project would result in temporary sources of fugitive dust and construction vehicle emissions. The construction and operation of the proposed Project has the potential to also result in odor impacts.

Level of Significance: Potentially significant. These issues **WILL** be further evaluated in the EIR.

5.4 BIOLOGICAL RESOURCES

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				■
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				■

Impact Analysis

The Project site is completely developed with buildings and pavement. As such, the Project has no impact on the biological's resources described in Issues a-f above.

Level of Significance: No impact. These issues **WILL NOT** be further addressed in the forthcoming EIR.

5.5 CULTURAL RESOURCES

Threshold 5.5 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	■			

Impact Analysis

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

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

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

The Project site was formerly occupied by the Mira Loma Air Force Station that was originally constructed during World War II as the former Army Quartermaster Supply Depot at Mira Loma, California. The existing structures will be demolished to accommodate the new buildings and related infrastructure. Given the age of the existing structures and past use of the site, the demolition of these structures may impact historical resources.

Level of Significance: Potentially Significant. This issue **WILL** be further addressed in the forthcoming EIR.

Threshold 5.5 (b)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	■			

Impact Analysis

The Project site was formerly occupied by the Mira Loma Air Force Station that was originally constructed during World War II as the former Army Quartermaster Supply Depot at Mira Loma, California. The existing structures will be demolished to accommodate the new buildings and related infrastructure. Given the age of the existing structures and past use of the site, the demolition of these structures and the deeper excavation required for underground infrastructure may impact archaeological resources.

Level of Significance: Potentially Significant. This issue **WILL** be further addressed in the forthcoming EIR.

Threshold 5.5 (c)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Disturb any human remains, including those interred outside of formal cemeteries?			■	

Plans, Policies, or Programs (PPP)

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

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

Impact Analysis

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. As noted in the response to Issue 5.5 (a) and (b) above, the Project site is developed with buildings and pavement and the potential for uncovering human remains at the Project site is considered low. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

If human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

5.6 ENERGY

Threshold 5.6(a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	■			
<p><i>Significance Criteria:</i> The project may have a significant impact if it:</p> <ol style="list-style-type: none"> 1) Does not meet state or federal energy standards. 2) Causes wasteful, inefficient, or unnecessary consumption of energy during construction or operation. 3) Results in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. 4) Does not utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills. 5) Does not include features that encourage advanced energy conservation techniques and the incorporation of energy-efficient design elements for private and public developments, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling, and offer incentives, as appropriate. 				

Impact Analysis

Short-Term Construction Impacts

Construction of the proposed Project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—the majority of construction equipment during demolition and grading would be gas or diesel powered, and the later construction phases would require electricity-powered equipment, such as for interior construction and architectural coatings. Construction also includes the vehicles of construction workers traveling to and from the Project site and haul trucks for the export of materials from site clearing and demolition and the export and import of soil for grading.

Operational Demands

The Project would be operated as a warehouse facility and may increase the demand for electricity and natural gas above existing conditions. The Project's energy use will be evaluated to determine if energy consumption will result in wasteful, inefficient, or unnecessary consumption of energy resources.

Level of Significance: Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

Threshold 5.6(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	■			

Impact Analysis

The Project would be operated as a warehouse facility and may increase the demand for electricity and natural gas above existing conditions. The Project's energy use will be evaluated to determine if energy consumption will conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Level of Significance: Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

5.7 GEOLOGY AND SOILS

Threshold 5.7(a1). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Strong seismic ground shaking?			■	
<i>Significance Criteria:</i> If the project site is not located within a seismic hazard area as identified by the <i>State of California, Department of Conservation, Earthquake Zones and Required Investigations Map</i> it is presumed to have a less than significant impact with mandatory compliance with the California Building Code absent substantial evidence to the contrary.				

Plans, Policies, or Programs (PPP)

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

- PPP 5.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Impact Analysis

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

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(a2). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Seismic-related ground failure, including liquefaction?			■	
Significance Criteria: If the project is not located within an area susceptible to liquefaction as shown on General Plan Figure 8-5- <i>Liquefaction Susceptibility in Jurupa Valley</i> or identified as being susceptible to liquefaction based on a project specific geotechnical report, it is presumed to have no impact absent substantial evidence to the contrary.				

Plans, Policies, or Programs (PPP)

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

PPP 5.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Impact Analysis

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

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions must occur:

- Intense seismic shaking;
- Presence of loose granular soils prone to liquefaction; and
- Saturation of soils due to shallow groundwater.

According to General Plan Figure 8-5: *Liquefaction Susceptibility in Jurupa Valle*, the Project site has a moderate potential for liquefaction. Detailed design-level geotechnical studies and building plans pursuant to the *California Building Standards Code* are required prior to approval of construction, as required by PPP 5.7-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for liquefaction to a less than significant level.

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(a3). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Landslides?				■
Screening Criteria: If the project is not located within the High or Very High zone per General Plan Figure 8-6: <i>Landslide Susceptibility in Jurupa Valley</i> , it is presumed to have no impact absent substantial evidence to the contrary.				

Impact Analysis

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

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to seismically induced landslides.

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial soil erosion or the loss of topsoil?			■	
<i>Significance Criteria:</i> The project is inconsistent with Municipal Code Chapter 6.05 - Storm Water/Urban Runoff Management and Discharge Controls.				

Impact Analysis

Construction

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

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

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

Operation

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

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(c). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			■	

Plans, Policies, or Programs (PPP)

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

PPP 5.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Impact Analysis

Landslide

As noted in the response to Issue 3.6 (a) (4) above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes, but it is also caused by landslides. As noted in the response to Issue 3.6 (a) (4) above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes

damage to the building or structure. Subsidence is usually remedied by excavating the soil the depth of the underlying bedrock and then recompact the soil so that it can support buildings and structures.

According to the Map My County website (MMC, 2020), the Project site is considered “susceptible” to subsidence. However, with implementation of PPP 5.7-1, impacts would be less than significant.

Liquefaction/ Collapse

According to General Plan Figure 8-5: *Liquefaction Susceptibility in Jurupa Valle*, the Project site has a moderate potential for liquefaction. Detailed design-level geotechnical studies and building plans pursuant to the *California Building Standards Code* are required prior to approval of construction, as required by PPP 5.7-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for liquefaction and collapse to a less than significant level.

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(d). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			■	
<i>Significance Criteria:</i> The project site is located on soil that has an EI Expansion Potential >91 according to the results of the laboratory testing performed in accordance with ASTM D 4829.				

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

PPP 5.7-1 As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the *California Building Code* to preclude significant adverse effects associated with seismic hazards.

Impact Analysis

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement, and distorting structural elements. Subsurface soils on the Project site consist of alluvial deposits of silty sand, sandy silty, gravelly sand, and sandy gravel. These soils types are not considered to possess expansive characteristics. Design-level geotechnical plans pursuant to the *California Building Standards Code* are required prior to approval of construction, as required by PPP 3.6-1. Compliance with the *California Building Standards Code* is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City, as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant level.

Level of Significance: Less than significant. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(e). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				■
<i>Significance Criteria:</i> The project's proposed septic tanks or alternative wastewater disposal system do not meet the regulatory requirement of the Local Agency Management Program (LAMP) applicable to Jurupa Valley				

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the Jurupa Community Service District's existing sewer conveyance and treatment system. As such, there are no impacts.

Level of Significance: No impact. This issue **WILL NOT** be further addressed in the forthcoming EIR.

Threshold 5.7(f). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■			
<p><i>Significance Criteria (Paleontology):</i> The project is identified as "HIGH SENSITIVITY (HIGH A) for paleontological resources in the Parcel Report available on the Riverside County Map My County website.</p> <p><i>Significance Criteria (Unique Geologic Feature):</i> A geologic feature is unique if it is a geologic formation that is exclusive locally or regionally.</p>				

Impact Analysis

According to General Plan Figure 4-18- *Paleontological Sensitivity in Jurupa Valley*, the Project site is classified as High B for sensitivity. High B is an area that indicates fossils that are likely to be encountered at or below 4 feet of depth and may be impacted during construction activities. Although the site is developed, previous construction activities may not have exceeded 4 feet in depth.

Level of Significance: Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

5.8 GREENHOUSE GAS EMISSIONS

Would the Project:	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?	■			

Impact Analysis

Construction and operation activities associated with the Project would produce greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment and may conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Level of Significance: Potentially significant. This issue **WILL** be further addressed in the forthcoming EIR.

This issue **WILL** be evaluated further in the EIR.

5.9 - HAZARDS AND HAZARDOUS MATERIALS

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

Impact Analysis

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking during construction. Operation of the Project has the potential to release hazardous materials into the environment if certain quantities are stored or used on a site.

Level of Significance: Potentially significant. These issues, as well as proximity to schools, proximity to airports, impacts to emergency response plan or emergency evacuation plans, and impacts related to wildfires, **WILL** be evaluated further in the EIR.

5.10 HYDROLOGY AND WATER QUALITY

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

Impact Analysis

Development could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or violating applicable water quality standards or waste discharge requirements; result in a demonstrable and sustained reduction of groundwater recharge capacity or change the potable water levels such that it would reduce the ability of a water utility to use the groundwater basin for public water supplies or storage of imported water, reduce the yields of adjacent wells or well fields, or adversely change the rate or direction of

groundwater flow; alter existing drainage patterns resulting in erosion or siltation on or off-site; result in flooding; add additional sources of polluted runoff or otherwise degrade water quality.

Level of Significance: Potentially significant. These issues **WILL** be evaluated further in the EIR.

5.11 LAND USE AND PLANNING

Threshold 5.11 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide a community?				■
<i>Significance Criteria:</i> The project involves the construction of a new a new freeway, highway, or roadway or proposes the construction of any physical feature that would serve to impede the connectivity between parts of a cohesive neighborhood or community.				

Impact Analysis

The Project site is fully developed with an industrial use. North of the site is Industrial development; south of the site is industrial development and a storm drain channel; east of the site is industrial development; and west of the site is industrial development and a storm water basin. As such, the Project will not divide a community.

Level of Significance: No impact. This issue **WILL NOT** be evaluated further in the EIR.

Threshold 5.11 (b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	■			
<i>Significance Criteria::</i> If the analysis in the Initial Study demonstrates that there are no significant environmental impacts, then the project is consistent with the General Plan, South Coast Air Quality Management District's Final 2016 Air Quality Management Plan, California Air Resources Board Scoping Plan, Western Riverside County Multiple Species Habitat Conservation Plan, Santa Ana Regional Water Quality Control Board's Santa Ana Region Basin Plan, and any other applicable plan whose purposes is to avoid or mitigate an environmental effect. Impacts are presumed to be less than significant absent substantial evidence to the contrary.				

Impact Analysis

The Project has the potential to result in significant impacts to air quality, greenhouse gas emissions, and vehicle miles traveled. As such, the Project has the potential to conflict with the SCAQMD Air Quality Management Plan, the California Air Resources Board's Scoping Plan, and City policy pertaining to vehicle miles traveled.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the EIR.

5.12 MINERAL RESOURCES

Threshold 5.12 (a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<i>Significance Criteria:</i> The project is located within Mineral Resource Zone (MRZ) MRZ-1 or MRZ-2 as shown on General Plan Figure 4-16-Jurupa Valley Mineral Resources				

Impact Analysis

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

Level of Significance: No impact. This issue **WILL NOT** be evaluated further in the EIR.

Threshold 5.12 (b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<i>Significance Criteria:</i> The project site is located on land designated as Open Space, Mineral Resources (OS-MIN) by the General Plan.				

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and Includes areas held in reserve for future mineral extraction and processing. The Project site is delineated as Light Industrial (LI). Therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

Level of Significance: No impact. This issue **WILL NOT** be evaluated further in the EIR

5.13 NOISE

Threshold 5.13 (a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■			
<p><i>Significance Criteria:</i> The project may have a significant impact if:</p> <p><u>Construction:</u> 1) The project is inconsistent with General Plan Policy NE 3.5: <i>Construction Noise</i>; and 2) Construction noise levels exceed the levels identified in the latest version of the <i>Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual</i>.</p> <p><u>Operational Noise (Stationary):</u> The project is inconsistent with General Plan Policy NE 1.3 <i>New or Modified Stationary Noise Sources</i>.</p> <p><u>Operational Noise (Transportation):</u> Traffic generated by the project would result in a noticeable increase in roadway noise in the immediate vicinity of the subject property in areas where exterior noise is already in excess of City standards. A noticeable increase in roadway noise would occur in traffic noise increased by 3 dBA or more.</p>				

Impact Analysis

The Project would create a temporary increase in noise during construction activities. The Project would also result in long-term changes in ambient noise associated with typical warehousing activities. Noise would be generated by truck and passenger vehicle trips to and from the site on adjacent roadways; trucks backing up, starting, and idling; forklifts; and mechanical systems (heating, ventilation, and air conditioning). Long-term operational noises also include project-generated traffic and the resulting traffic noise on adjacent roads.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

Threshold 5.13 (b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of excessive groundborne vibration or groundborne noise levels?	■			
<i>Significance Criteria:</i> The project may have a significant impact if it creates construction or operational vibration in excess of 0.20 PPV inch/second adjacent to or within one-quarter mile of sensitive receptors.				

Impact Analysis

Some equipment used during construction would have the potential to create groundborne noise or vibration, including dozers, graders, cranes, loaded trucks, water trucks, and pavers. Continuous vibrations with a peak particle velocity (PPV) of approximately 0.10 inches per second are considered to cause annoyance. The Project has the potential to create potentially significant vibration levels generated during construction activities.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

Threshold 5.13 (c). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			■	

Impact Analysis

The nearest public airport to the proposed project site is the LA/Ontario International Airport. The project site is located approximately 3.5 miles southeast of the airport and is within the Airport Influence Area. However, the project site is not within any designated Noise Impact Zones and no noise restrictions are identified for the site.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

5.14 POPULATION AND HOUSING

Threshold 5.14 (a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				■
<i>Significance Criteria:</i> The project is in an area that is currently undeveloped or unserved by major infrastructure, and the project would introduce unplanned infrastructure that was not previously evaluated in the General Plan.				

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units.

According to the *General Plan Economic Sustainability Element*, “The City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City.” (General Plan p. 11-3.). Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

Water and sewer service to the Project site will be provided by the Jurupa Community Services District. No additional water or sewer infrastructure will be needed to serve the Project other than connection to the existing water and sewer lines in the immediate vicinity of the Project site.

In addition, the analysis in Section 5.14, *Public Services*, of this Initial Study demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

Threshold 5.14 (b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				■

Impact Analysis

The Project site contains does not contain any residential units. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

Level of Significance: No impact. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

5.15 PUBLIC SERVICES

Threshold 5.15 (a). Would the Project:	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?			■	

Threshold 5.15 (a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2) Police protection?			■	
3) Schools?			■	
4) Parks?			■	
5) Other public facilities?			■	
<p>Significance Criteria:</p> <p><u>1) Fire:</u> The project substantially affects Fire-Rescue response times (i.e., increase the existing response times in the project area) to the degree that new or altered fire facilities are required to meet the response times as listed in the County Fire Protection Master Plan or similar performance standard document adopted by the Riverside County Fire Department.</p> <p><u>2) Police:</u> The project cannot be served by existing Sheriff Department resources and new or altered sheriff facilities are required to serve the project.</p> <p><u>3) Schools:</u> As required by §65995 of the Government Code, a project is required to pay any applicable school district fee following protocol for impact fee collection required by that district. The payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.</p> <p><u>4) Parks:</u> The project will result in creating park deficiencies in the area resulting in the need for new or altered park facilities that are not off-set by the payment of development impact fees or the dedication of parkland.</p> <p><u>5) Other Public Facilities:</u> The project will result in creating deficiencies to other public facilities the area that are not off-set by the payment of development impact fees.</p>				

FIRE PROTECTION

Plans, Policies, or Programs (PPP)

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

- PPP 5.15-1 The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.
- PPP 5.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or,

to offset the incremental increase in the demand for public services that would be created by the Project.

Impact Analysis

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Glen Avon Fire Station No. 17, an existing station located at an existing station located approximately 1.6 miles southeast of the Project site at 10400 San Sevaine Way.

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

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

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

Based on the above analysis, with implementation of PPP 5.14-1 and PPP 5.14-2, impacts related to fire protection are less than significant.

POLICE PROTECTION

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 to ensure compliance:

PPP 5.15-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project.

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 Project would increase the demand for police protection services. The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing for 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.

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

Based on the above analysis, with implementation of PPP 5.15-2, impacts related to police protection are less than significant.

SCHOOLS

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 to ensure compliance:

PPP 5.15-3 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 Project does not propose any housing and would not directly create additional students to be served by the Jurupa Unified School District. However, the 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 under CEQA for Project-related impacts to school services.

Based on the above analysis, with implementation of PPP 5.15-3, impacts related to schools are less than significant.

PARKS

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 to ensure compliance:

PPP 5.15-4 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.

Impact Analysis

The Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 5.15-4, impacts related to parks are less than significant.

OTHER PUBLIC FACILITIES

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 to ensure compliance:

PPP 5.15-2 above is applicable to the Project.

Impact Analysis

As noted in the response to Issue 5.14(a), *Population and Housing*, development of the Project would not result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing 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 other public facilities are less than significant.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

5.16 RECREATION

Threshold 5.16 (a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<i>Significance Criteria:</i> The project proposes a General Plan Amendment which could result in an increase in population over that projected in the adopted General Plan and the project will result in an increase in the of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated				

Plans, Policies, or Programs (PPP)

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

PPP 3.15-4 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.

Impact Analysis

The Project would not cause a substantial physical deterioration of any park facilities or would accelerate the physical deterioration of any park facilities because the Project does not propose residential dwelling units which would increase the population that would use parks. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

Threshold 5.16 (b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
<p><i>Screening Criteria:</i> If the project is a non-residential project and does not include on-site or off-site recreational facilities it may be presumed to have no impact absent substantial evidence to the contrary.</p> <p><i>Significance Criteria</i> If a project includes recreational facilities or requires the construction or expansion of recreational facilities, significant impacts may occur if any of the Significance Thresholds identified in these Guidelines are exceeded.</p>				

Impact Analysis

As noted in the response to Issue 5.16(a) above, the Project does not propose any recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

Level of Significance: No impact. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

5.17 TRANSPORTATION

Threshold 5.167(a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			■	
<i>Significance Criteria:</i> A project that is inconsistent with the General Plan Mobility Element policies pertaining to the roadway network (except for LOS), pedestrian and bicycle facilities, equestrian and multi-purpose trails network, and public transit may have a significant impact.				

Impact Analysis

Note: Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020. Impacts related to LOS will be evaluated through the City's development review process apart from CEQA.

The Project area would have some accessibility via public transit. Riverside Transit Agency (RTA) has numerous bus routes that serve the City of Jurupa Valley. Both RTA and Omnitrans currently only have one route (RTA Route 204 and Omnitrans Route 82) that serves Jurupa Avenue within the study area. The Project is located approximately 1 mile west of stops for Riverside Transit Agency routes 21, 49, and 204. The nearest connection to the MetroLink is the East Ontario Station at a transit center 3.3 miles northwest of the site. The design of the proposed Project would be required to adhere to applicable City standards that support and/or facilitate alternative modes of transportation.

Through the City's project review process, policies, plans, and/or programs supporting alternative transportation would be reviewed and incorporated as applicable. Consequently, Project impacts related to non-vehicular traffic (i.e., transit service) will be less than significant, and no mitigation is required. The proposed Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary. The proposed Project would be required to provide bicycle parking facilities per the requirements of City Municipal Code Section 17.188.060.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

Threshold 5.167(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	■			

On June 4, 2020, the City Council adopted CEQA significance thresholds for Vehicle Miles Traveled (VMT). Specifically, as they apply to the Project the thresholds are as follows:

Project Impact: A project would result in a significant project generated VMT impact if its net VMT per employee exceeds the City's average VMT.

Cumulative Impact: If a project is consistent with the regional RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence. If it is not consistent with the RTP/SCS, a project would result in a significant VMT impact if net VMT per employee exceeds the average VMT per employee for Jurupa Valley in the RTP/SCS horizon year.

The Project will be required to submit a Vehicle Miles Traveled analysis in order to determine if the Project meets the City's VMT significance thresholds.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

Threshold 5.167(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■	
<p><i>Significance Criteria (Geometric Design Feature):</i> A project that is inconsistent with the Improvement Standard Drawings for Road Standards maintained by the Public Works Department, may have a significant impact.</p> <p><i>Significance Criteria (Incompatible Use):</i> The Project would be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard.</p>				

Impact Analysis

Access to the site is already in place from the roadways abutting the Project site. The Project will be required to install the following improvements:

- Pavement improvements on Venture Drive at Manitou Court will be required; improvement may include concrete paving at intersection.
- Radii at driveways will be designed to accommodate truck movements in and out.
- Manitou Court extension will provide cul-de-sac at the road terminus for adequate truck and emergency vehicle turn-around.
- No sight obstructions will be allowed on the restricted areas of driveways, including (but not limited to) trees.

In addition, the Project is located in an industrial area with some residential uses. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

Threshold 5.167(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?			■	
Significance Criteria: 1) The project blocks roadways that provide emergency vehicle access during construction; or 2) The project does not provide adequate ingress and egress for emergency vehicles from adjacent roadways during operation				

Impact Analysis

The Project would result in a new industrial use which would increase the need for emergency access to-and-from the site. Adequate emergency access would be provided to the Project site from Space Center Court and Manitou Court. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

5.18 TRIBAL CULTURAL RESOURCES

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

Tribal Cultural Resources consist of the following:

1. A tribal cultural resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

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

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

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

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

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

Although the site is developed, AB52 still applies. The Planning Department has initiated notification of the Project under Assembly Bill (AB) 52. To date, the consultation process has not been completed. Until such time that the consultation process is completed, there is a potential for tribal cultural resources to be present on the site at the depths greater than the previous excavation for grading and underground utilities.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

5.19 UTILITIES AND SERVICE SYSTEMS

Threshold 5.19 (a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	■			
<i>Significance Criteria:</i> A significant impact may occur if the if the installation of water, wastewater treatment, storm water drainage, electric power, natural gas, telecommunication facilities impacts any of the environmental topics in this Initial Study to a degree that impacts cannot be mitigated to less than significant levels.				

Impact Analysis

Water and Wastewater Facilities

The Project site is located within Community Facilities District (CFD No. 1) and the property is a participant of CFD No. 1; therefore, water and sewer facilities are available for use by the property. A review of the District's water and sewer atlas maps was conducted to identify the nearest main lines for potential service connections. Water facilities consist of an existing 16-inch diameter water line in Space Center Court south of Hopkins Street, an existing 18-inch diameter water line in Space Center Court north of Hopkins Street, and an existing 16-inch diameter water line within an easement across the subject property.

The applicant must provide the District with fire flow requirements from the Fire Department in order to determine the adequacy of the existing water system. Sewer facilities consist of an existing 18-inch diameter sewer line within an easement through the southern portion of subject property, an existing 8-inch diameter sewer line within an easement through the northern portion of subject property, and an existing 12-inch diameter sewer line at the southeast corner of the property on Space Center Drive. The District will not maintain the water and sewer facilities within private streets unless the streets conform to City standards and have an easement for full maintenance accessibility. The District will need to determine if one point of connection is adequate or if a second point of connection is required.

Storm Drainage Facilities

Runoff will be conveyed through the cul-de-sac from ancillary landscaped areas from the Project site. The remainder of the onsite development runoff is captured via curb and grated inlets and conveyed into underground infiltration basins.

Electric Power Facilities

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

Natural Gas Facilities

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

Telecommunication Facilities

Telecommunication facilities include a fixed, mobile, or transportable structure, including, all installed electrical and electronic wiring, cabling, and equipment, all supporting structures, such as utility, ground network, and electrical supporting structures, and a transmission pathway and associated equipment in order to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

Conclusion

The installation of the facilities described above have the potential to result in significant environmental impacts in the absence of substantial evidence to the contrary.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

Threshold 5.19 (b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			■	
<i>Significance Criteria:</i> A significant impact may occur if the project results in the water purveyor (e.g. Jurupa Community Services District, Rubidoux Community Services District, Santa Ana Water Company) not being able to supply sufficient water for the project during normal, single-dry, and multiple-dry years over the next 25 years as described in their respective Urban Water Management Plans.				

Impact Analysis

Based upon the proposed land uses for the Project, the Jurupa Community Services District staff will need to submit a new Water Supply Assessment to the Board of Directors, for its consideration.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

Threshold 5.19 (c). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
<i>Significance Criteria:</i> A significant impact may occur if the project results in the City of Riverside Water Quality Control Plant (RWQCP), which provides wastewater treatment services to the Jurupa Community Services District and the Rubidoux Community Services District, to exceed its capacity for wastewater treatment.				

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 Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside. To date no information has been provided as to the amount of wastewater will be generated by the Project. In the absence of substantial evidence to the contrary, impacts could be significant.

Level of Significance: Potentially significant. This issue **WILL** be evaluated further in the forthcoming EIR.

Threshold 5.19 (d). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			■	
<p><i>Significance Criteria:</i> A project may have a significant impact if it does not participate in programs intended to meet waste diversion requirements of the General Plan as stated below:</p> <ul style="list-style-type: none"> • CSSF 2.67 <u>Waste Diversion</u>. Achieve at least the minimum construction and demolition waste diversion requirement of 75%. • State legislation (AB 341) mandates businesses and public entities generating four (4) cubic yards or more of waste per week and multifamily residential dwellings with five (5) units or more to recycle. 				

Plans, Policies, or Programs (PPP)

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

- PPP 5.19-1 The Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Impact Analysis

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would primarily be disposed at the Badlands Sanitary Landfill and/or El Sobrante Landfill. Table 5.19-1 describes the capacity and remaining capacity of these landfills

TABLE 5.19-1. Capacity of Landfills Serving Jurupa Valley

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
Badlands Sanitary Landfill	34,400,000	15,748,789	1/1/2022
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, July 2020.

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. The California Green Building Standards Code (“CAL Green”), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Jurupa Valley Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements will ensure that construction waste impacts are less than significant.

In addition, according to the Cal Recycle Facility/Site Summary Details website accessed on July 30, 2020, the landfills serving the Project site as described below receive well below their maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project’s construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the commercial facility.

Operational Related Impacts

Based on a generation rate of 8.93 pounds per employee per day¹, the proposed project would generate between 4,465 and 9,743 pounds of solid waste per day. This amount is equivalent to between 0.00046 percent and 0.001 percent of the daily surplus at the Badlands Sanitary Landfill and the El Sobrante Landfill. As adequate daily surplus capacity exists at the receiving landfill, development of the proposed project would not significantly affect current operations or the expected lifetime of the landfill serving the Project area. Therefore, the proposed project would not cause a significant impact related to solid waste disposal.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

¹ Rate obtained for Space Center Industrial Project EIR, March 2017.

Threshold 5.19 (e). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			■	
<i>Significance Criteria:</i> A project may have a significant impact if it does not participate in individual programs (i.e. solid waste pickup, recycling) identified the Countywide Integrated Waste Management Plan (CIWMP) which was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939)				

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 5.19-1 The Project shall comply with Section 4.408 of the 2013 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the Contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

Impact Analysis.

The City compels its waste hauler to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach and monitoring programs and by processing the solid waste from the City's industrial customers through its waste hauler's material recovery facility (MRF). The proposed Project 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.

Level of Significance: Less than significant. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

5.20 WILDFIRE

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. As stated in the State of California's General Plan Guidelines: *"California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires."* To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs). As shown in General Plan Figure 8-11, Jurupa Valley contains several areas within Very High and High fire severity zones that are located in an SRA. SRAs are those areas of the state in which the responsibility of preventing and suppressing fires is primarily that of the Department of Forestry and Fire Protection, also known as CAL FIRE.

Threshold 5.20 (e). Wildfire.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				■
<i>Screening Criteria:</i> If the project site is not located in or near state responsibility area as shown on the State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection or within a High Fire Hazard Severity Zone as shown in General Plan Figure 8-11: <i>Wildfire Severity Zones in Jurupa Valley</i> , it may be presumed to have no impact absent substantial evidence to the contrary.				

Impact Analysis

According to General Plan Figure 8-11, *Wildfire severity zones in Jurupa Valley*, the Project site is located in the "Urban-Unzoned" fire hazard area and is thus not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, **Thresholds 5.20 (a) through 5.20 (d) below require no response.**

Level of Significance: No impact. This issue **WILL NOT** be evaluated further in the forthcoming EIR.

Threshold 5.20 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 5.20 (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A	N/A	N/A	N/A

Threshold 5.20 (c)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A	N/A	N/A	N/A

Threshold 5.20 (d)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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. 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. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	■			

Impact Analysis

Threshold a)

As discussed in this Initial Study, cultural resources, and tribal cultural resources may be significantly impacted by the Project.

These issues **WILL** be evaluated further in the EIR.

Threshold b)

As discussed in this Initial Study, implementation of the Project may result in potentially significant impacts under the environmental topics of:

- Air Quality;
- Cultural Resources;
- Energy;
- Greenhouse Gas Emissions;

- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Transportation;
- Tribal Cultural Resources; and
- Utilities and Service Systems.

To a certain extent, impacts of the Project, together with other known or anticipated projects in the area, may have a cumulative effect under all of the aforementioned environmental topics.

These issues **WILL** be addressed further in the EIR.

Threshold c)

As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for the following environmental topics:

- Air Quality;
- Energy;
- Greenhouse Gas (GHG) Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise; and
- Transportation.

These issues **WILL** be evaluated further in the EIR.

6.0 REFERENCES

(CDC, 2020). California Department of Conservation, Farmland Mapping & Monitoring Program, <https://www.conservation.ca.gov/dlrp/fmmp>. Accessed August 10, 2020.

(GP, 2017). City of Jurupa Valley General Plan, 2017 www.jurupavalley.org. Accessed August 1, 2020.

(MMC, 2020) County of Riverside Planning Department, Map My County, https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public. Accessed August 4, 2020.

Prepared By:

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Ernest Perea, CEQA Administrator



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE BRE SPACE CENTER MIRA LOMA LOGISTICS PROJECT

To: State Clearing House, Governor's Office of Planning and Research
1400 Tenth Street, Sacramento, California 95814
-AND-
Agencies, Organizations, and Interested Parties

From: City of Jurupa Valley
8930 Limonite Avenue, Jurupa Valley, California 92509

Subject: Notice of Preparation (NOP) of an Environmental Impact Report for the BRE Space Center Mira Loma Logistics Center Project (City Case No. MA 20004)

Date: October 30, 2020

The City of Jurupa Valley (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Space Center Mira Loma Logistics Center Shops Project (proposed project), described below. The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information presented in this EIR. The project description, location, and the potential environmental effects are described below.

The City will accept comments on the NOP regarding the scope and content of the EIR between October 30, 2020 and November 30, 2020. Written comments with the project name in the subject line may be sent via mail, e-mail, or fax no later than 5:00 PM on November 30, 2020. Please send your comments at the earliest possible date to:

Elizabeth Yee, Associate Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509
Fax: 951-332-6995 Email: eyee@jurupavalley.org

PROJECT LOCATION

The project site consists of approximately 105.43 acres located at 3401 Space Center Court, Jurupa Valley, CA 91762 (northwest corner of Iberia Street and Space Center Court). The Project site is also identified as Riverside County Assessor's Parcel No. 156-150-069. (See Figure 1-Regional Location Map and Figure 2-Vicinity Location Map and Aerial Photo.

PROJECT DESCRIPTION

To implement the proposed Project, the following discretionary permit applications are required.

Demolition Permit

The existing nine (9) redwood buildings will be demolished and will be replaced with two new logistics facilities. The existing concrete tilt-up building will remain in place.

Site Development Permit

The Site Development proposes the following:

- Parcel #1- 1,379,287 square foot logistics facility and its related site improvements.
- Parcel #2 -560,025 logistics facility and its related site improvements.
- Parcel #3 – Existing 172,800 square foot to remain and be integrated into the overall site plan.

(See Figure 2. Site Plan on page 6).

Tentative Parcel Map

Concurrent with the Site Development Permit, a Tentative Parcel Map is proposed to subdivide the existing 105.43-acre parcel into three (3) parcels to accommodate each of the buildings. Parcel #1 – 65.97 net acres; Parcel #2 – 27.87 acres; and Parcel #3 – 10.45 acres.

MAJOR IMPROVEMENTS

Street Improvements and Access

The Project site is an infill site surrounded by existing streets. Minimal improvements to the existing streets abutting the Project site. These include: Pavement improvements on Venture Drive at Manitou Court will be required; improvement may include concrete paving at intersection "A"; improvements on Hopkins Street west of intersection with Etiwanda Avenue will be required; improvements shall provide road design to impede right turns of truck traffic onto southbound Etiwanda Avenue; and upgraded or new driveway approaches.

Water and Wastewater Improvements

The Project will connect to the existing 16-inch diameter water line in Space Center Court south of Hopkins Street, an existing 18-inch diameter water line in Space Center Court north of Hopkins Street, and an existing 16-inch diameter water line within an easement across the subject property. The Project will connect to the existing 18-inch diameter sewer line within an easement through the southern portion of subject property, an existing 8-inch diameter sewer line within an easement through the northern portion of subject property, and an existing 12-inch diameter sewer line at the southeast corner of the property on Space Center Drive.

Drainage Improvements

The proposed improvements will maintain the existing drainage patterns. Onsite development runoff is captured via curb and grated inlets and conveyed into underground infiltration chambers located on the site where it will be detained and treated before discharging into the existing storm drain system.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

While it has been determined that an Environmental Impact Report (EIR) will be required for the Project, the City prepared an Initial Study to identify those environmental impacts that have either no impact or a less than significant impact on the environment thus allowing the EIR to be focused on the impacts determined to be potentially significant listed below:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Consistent with the conclusion and findings of the Initial Study, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified in Section 2.3 above. Additional issues or concerns that may be raised

pursuant to the EIR Notice of Preparation (NOP) process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

Attachments:

Initial Study (available at the City of Jurupa Valley Planning Department, online at: <https://www.jurupavalley.org/DocumentCenter/Index/68>)

Figure 1. Regional Location Map

Figure 2. Vicinity Map & Aerial Photo

Figure 3. Site Plan

Figure 1. Regional Location Map

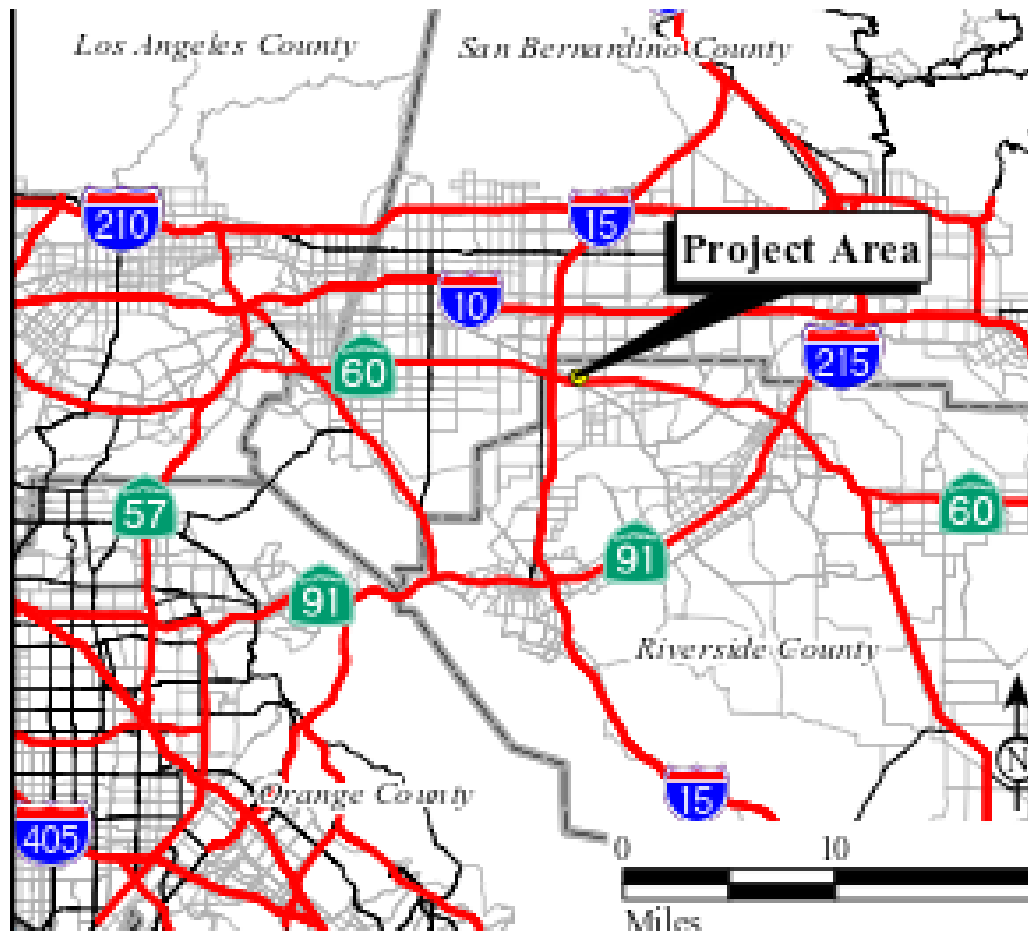
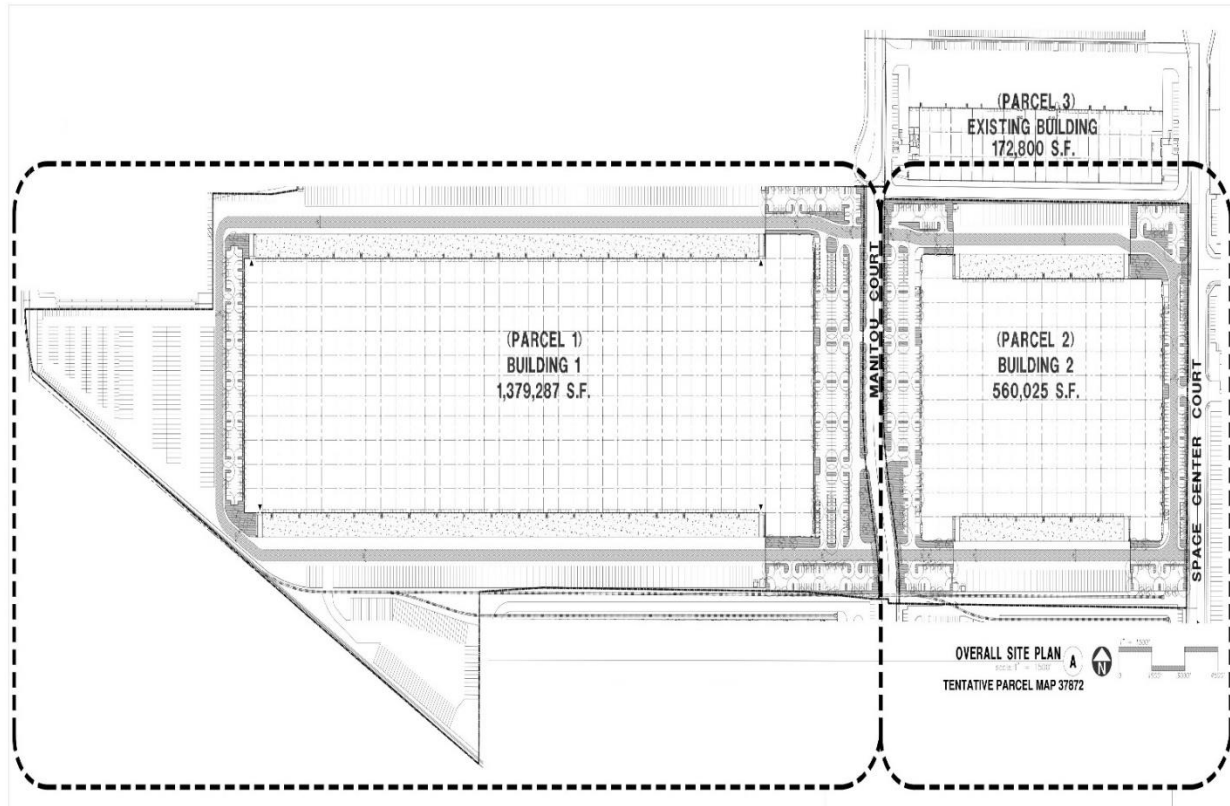


Figure 2. Vicinity Location Map/Aerial Photo



Figure 3. Site Plan





NATIVE AMERICAN HERITAGE COMMISSION

Governor's Office of Planning & Research

November 2, 2020

Nov 06 2020

STATE CLEARINGHOUSE

Elizabeth Yee, Associate Planner
City of Jurupa Valley
8930 Limionite Avenue
Jurupa Valley, CA 92509

Re: 2020100565, BRE Space Center Mira Loma Logistics Center (Project No.MA20004) Project, Riverside County

Dear Ms. Yee:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
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AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3.** Contact the NAHC for:
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

November 10, 2020

eyee@jurupavalley.org

Elizabeth Yee, Associate Planner
City of Jurupa Valley, Planning Department
8930 Limonite Avenue
Jurupa Valley, California 92509

Notice of Preparation of an Environmental Impact Report for the BRE Space Center Mira Loma Logistics Center Project (Proposed Project)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send a copy of the EIR upon its completion and public release directly to South Coast AQMD as copies of the EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment⁵.

In the event that implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the EIR. The assumptions in the air quality analysis in the EIR will be the basis for evaluating the permit under CEQA and imposing permit conditions and limits. Questions on permits should be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*⁶ is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory⁷.

South Coast AQMD staff is concerned about potential public health impacts of siting warehouses within close proximity of sensitive land uses, especially in communities that are already heavily affected by the existing warehouse and truck activities. The South Coast AQMD's Multiple Air Toxics Exposure Study (MATES IV), completed in May 2015, concluded that the largest contributor to cancer risk from air pollution is diesel particulate matter (DPM) emissions⁸. According to the MATES IV Carcinogenic Risk interactive Map, the area surrounding the Proposed Project has an estimated cancer risk over 1,200 in one million⁹. Operation of warehouses generates and attracts heavy-duty diesel-fueled trucks that emit DPM. When the health impacts from the Proposed Project are added to those existing impacts, residents living in the communities surrounding the Proposed Project will possibly face an even greater exposure to air pollution and bear a disproportionate burden of increasing health risks.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁶ CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>.

⁷ CARB's technical advisory can be found at: <https://www.arb.ca.gov/ch/landuse.htm>.

⁸ South Coast AQMD. May 2015. *Multiple Air Toxics Exposure Study in the South Coast Air Basin*. Available at: <http://www.aqmd.gov/docs/default-source/air-quality/air-toxic-studies/mates-iv/mates-iv-final-draft-report-4-1-15.pdf>.

⁹ South Coast AQMD. MATES INV Estimated Risk. Accessed at: <https://scaqmd-online.maps.arcgis.com/apps/webappviewer/index.html?id=470c30bc6daf4ef6a43f0082973ff45f>.

South Coast AQMD's CEQA Air Quality Handbook¹, South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan¹⁰, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy¹¹.

Mitigation measures for operational air quality impacts from mobile sources that the Lead Agency should consider in the EIR may include the following:

- Require zero-emissions (ZE) or near-zero emission (NZE) on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. Given the state's clean truck rules and regulations aiming to accelerate the utilization and market penetration of ZE and NZE trucks such as the Advanced Clean Trucks Rule¹² and the Heavy-Duty Low NOx Omnibus Regulation¹³, ZE and NZE trucks will become increasingly more available to use. The Lead Agency should require a phase-in schedule to incentive the use of these cleaner operating trucks to reduce any significant adverse air quality impacts. South Coast AQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency. At a minimum, require the use of 2010 model year¹⁴ that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. Include environmental analyses to evaluate and identify sufficient electricity and supportive infrastructures in the Energy and Utilities and Service Systems Sections in the CEQA document, where appropriate. Include the requirement in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.
- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the Final CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this higher activity level.
- Provide electric vehicle (EV) charging stations or at a minimum, provide the electrical infrastructure and electrical panels should be appropriately sized. Electrical hookups should be provided for truckers to plug in any onboard auxiliary equipment.

¹⁰ South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

¹¹ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at:

https://www.connectsocal.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.

¹² CARB. June 25, 2020. *Advanced Clean Trucks Rule*. Accessed at: <https://ww2.arb.ca.gov/our-work/programs/advanced-clean-trucks>.

¹³ CARB has recently passed a variety of new regulations that require new, cleaner heavy-duty truck technology to be sold and used in state. For example, on August 27, 2020, CARB approved the Heavy-Duty Low NOx Omnibus Regulation, which will require all trucks to meet the adopted emission standard of 0.05 g/hp-hr starting with engine model year 2024. Accessed at: <https://ww2.arb.ca.gov/rulemaking/2020/hdomnibuslownox>.

¹⁴ CARB adopted the statewide Truck and Bus Regulation in 2010. The Regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses must meet particulate matter filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent. More information on the CARB's Truck and Bus Regulation is available at: <https://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>.

Mitigation measures for operational air quality impacts from other area sources that the Lead Agency should consider in the EIR may include the following:

- Maximize use of solar energy by installing solar energy arrays.
- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Use of water-based or low VOC cleaning products that go beyond the requirements of South Coast AQMD Rule 1113.

Design considerations for the Proposed Project that the Lead Agency should consider to further reduce air quality and health risk impacts include the following:

- Clearly mark truck routes with trailblazer signs, so that trucks will not travel next to or near sensitive land uses (e.g., residences, schools, day care centers, etc.).
- Design the Proposed Project such that truck entrances and exits are not facing sensitive receptors and trucks will not travel past sensitive land uses to enter or leave the Proposed Project site.
- Design the Proposed Project such that any check-in point for trucks is inside the Proposed Project site to ensure that there are no trucks queuing outside.
- Design the Proposed Project to ensure that truck traffic inside the Proposed Project site is as far away as feasible from sensitive receptors.
- Restrict overnight truck parking in sensitive land uses by providing overnight truck parking inside the Proposed Project site.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
RVC201103-05
Control Number

From: Gabrieleno Administration [mailto:admin@gabrielenoindians.org]
Sent: Tuesday, November 3, 2020 9:52 AM
To: Grizelda Reed
Subject: Re:

Good morning Grizelda

Thank you for your email. Our Tribal government would like to consult with you regarding the project.

Thank you

Sincerely,

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."



Transmission Technical
Services Department

9400 Oakdale Ave
Chatsworth, CA 91311
SC9314

December 2, 2020

City of Jurupa Valley
City of Jurupa Valley
planninginfo@jurupavalley.org

Subject: Parcel No. 156-150-069.

DCF: 2042-20NC

The Transmission Department of SoCalGas does not operate any facilities within your proposed improvement. However, the Distribution Department of SoCalGas may maintain and operate facilities within your project scope.

To assure no conflict with the Distribution's pipeline system, please e-mail them at:

SCGSERegionRedlandsUtilityRequest@semprautilities.com

Best Regards,

SoCalGas Transmission Technical Services
SoCalGasTransmissionUtilityRequest@semprautilities.com