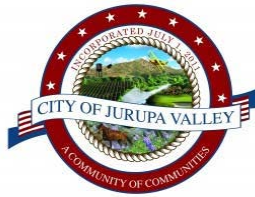


# Initial Study/Supplemental Mitigated Negative Declaration

## City of Jurupa Valley Master Application 21131



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### **Applicant:**

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**September 27, 2021**

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**Appendices (Under Separate Cover or on Compact Disk)**

**Appendix A:** *CalEEMod Emission Summary, EPD Solutions, Inc., June 2021.*

**Appendix B:** *Project Trip Generation and Parking Demand, EPD Solutions, Inc., September 2021.*

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## 1.0-Findings

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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.

☒

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 effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required.

☐

Signature

Joe Perez, Community Development Director

Printed Name/Title

City of Jurupa Valley

Agency

September 27, 2021

Date

### **1.1-Purpose of an Initial Study**

The California Environmental Quality Act (CEQA) requires that before a public agency makes a decision to approve a Project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The purpose of this Initial Study is to provide a preliminary analysis of a proposed action to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for a project. An Initial Study also enables an applicant or the City of Jurupa Valley to modify a project, mitigating adverse impacts in lieu of preparing an Environmental Impact Report, thereby potentially enabling the project to qualify for a Negative Declaration or a Mitigated Negative Declaration.

### **1.2-Purpose of a Supplemental Mitigated Negative Declaration**

A Mitigated Negative Declaration is a written statement by the City of Jurupa Valley that the Initial Study identified potentially significant environmental effects of the Project, but the Project is revised or mitigation measures are required to eliminate or mitigate impacts to less than significant levels. Additionally, this Supplemental Mitigated Negative Declaration incorporates the findings and applicable mitigation measures of the previous Mitigated Negative Declaration prepared by the City of Jurupa Valley for the Project site (City of Jurupa Valley Master Application 14173) and adopted by the Planning Commission on September 21, 2016. A Supplemental Mitigated Negative Declaration was prepared to assess the potential effects on the environment and the significance of those effects related to certain project modifications.

### **1.3- Previous Initial Study/Mitigated Negative Declaration**

A previous Initial Study/Mitigated Negative Declaration ("2016 MND") was prepared for the existing industrial buildings ("previous project") on the Project site in 2016 and adopted by the Planning Commission on September 21, 2016. In September 2016, the City approved Tentative Parcel Map 36828 to subdivide the 18.7-acre site into 3 separate parcels and SDP (31488) allowing the construction of 3 speculative industrial buildings with a total of 327,068 square feet for office, warehousing and manufacturing purposes. In November 2017, the City approved MA17136 which among other site plan changes approved changes to the building sizes.

### **1.4- Initial Study Checklist/Supplemental Mitigated Negative Declaration Document**

This document in its entirety is an Initial Study/Supplemental Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et

seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

### **1.5- Public Review and Processing of the Document**

This Initial Study/Supplemental Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 30-day public review period:

- 1) Organizations and individuals who have previously requested such notice in writing to the City of Jurupa Valley;
- 2) The State Clearinghouse;
- 3) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and
- 4) The Riverside County Clerk.

The Notice of Intent also was noticed to the general public in the *Riverside Press-Enterprise*, which is a primary newspaper of circulation in the areas affected by the Project.

The Notice of Intent identifies the location(s) where the Initial Study/Mitigated Negative Declaration and its associated Mitigation Monitoring Reporting Program and technical reports are available for public review. During the 30-day public review period, comments on the adequacy of the Initial Study Checklist/Supplemental Mitigated Negative Declaration document may be submitted to the City of Jurupa Valley Planning Department.

Following the 30-day public review period, the City of Jurupa Valley Planning Department will review any comment letters received during to determine whether any substantive comments were provided that may warrant revisions or recirculation to the Initial Study/Supplemental Mitigated Negative Declaration document. If recirculation is not required (as defined by CEQA Guidelines §15073.5(b)), written and/or oral responses will be provided to the City of Jurupa Valley Planning Director for review as part of their deliberations concerning the Project.

For this Project, the Jurupa Valley Planning Community Development Director has authority to approve, conditionally approve, or deny the Project subject to appeal to the City of Jurupa Valley Planning Commission. Accordingly, a public hearing(s) will be held before the Jurupa Valley Director to consider the proposed Project, consider any comments received and make a determination on the adequacy of this Initial Study/Supplemental Mitigated Negative Declaration.

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

### 1.6- Initial Study Checklist/Supplemental Mitigated Negative Declaration Findings and Conclusions

Section 5.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and City of Jurupa Valley requirements.

The Initial Study determined that implementation of the proposed Project would result in **no impacts or less than significant impacts** with implementation of Plans, Policies, Programs, or Project Design Features to the environment under the following issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Material
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The Initial Study determined that the proposed Project would result in **potentially significant impacts** to the following issue areas, but the Project **will incorporate mitigation measures** that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment would occur:

- Air Quality
- Biological Resources



The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (City of Jurupa Valley), that the Project may have a significant effect on the environment. Therefore, based on the findings of the Initial Study, the City of Jurupa Valley determined that a Supplemental Mitigated Negative Declaration is the appropriate CEQA determination for the Project pursuant to CEQA Guidelines § 15070(b).

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## 2.0-Project Description

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### 2.1 -Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco and the City of Riverside to the south, City of Eastvale to the west, and City of Riverside and County of San Bernardino to the east. Specifically, the Project is generally bound by San Sevaine Way to the north, Serrano Drive to the southwest, and Bain Street to the east. The Project site is located at 4350, 4388, 4420 Serrano Drive and is identified by the following Assessor Parcel Numbers: 156-210-095, 156-210-096, and 156-210-097.

### 2.2- Project Components

The Project Applicant, PreZero US, Inc., submitted an application to the City of Jurupa Valley for the approval of a Substantial Conformance for a minor building expansion. The City of Jurupa Valley also refers to these applications as Master Application (MA) No. 21131. The Project's application materials are on file with the City of Jurupa Valley Planning Department, 8930 Limonite Avenue, Jurupa Valley, CA 92509 and are hereby incorporated by reference.

### 2.3-Existing Site Improvements

#### *Previous Approvals*

In September 2016, the City approved Parcel Map 36828 to subdivide the 18.7-acre site into 3 separate parcels and SDP (31488) allowing the construction of 3 speculative industrial buildings with a total of 327,068 square feet for office, warehousing and manufacturing purposes. In November 2017, the City approved MA17136 which among other site plan changes approved changes to the building sizes as follows:

- Building 1 (Parcel 1, 9.40 acres): an increase of square footage from 178,180 sf to 179,023 square feet (SF)
- Building 2 (Parcel 2, 6.34 acres): a decrease of square footage from 117,530 sf to 116,827 SF
- Building 3 (Parcel 3, 1.96 acres): a decrease of square footage from 31,370 sf to 31,218 SF

#### *Building Summary*

**Building 1:** Building 1 is a one-story, 179,023 SF industrial building. Building 1 contains 175,389 SF of manufacturing space and 3,634 SF of office space.

**Building 2:** Building 2 is currently approved as a two-story, 118,644 SF industrial building. Building 2 contains 115,010 SF of manufacturing space, 1,817 SF of ground floor office space, and 1,817 SF of second floor office space.

**Building 3:** Building 3 is a two-story, 33,241 SF industrial building. Building 3 contains 29,195 SF of warehouse space, 2,023 SF of ground floor office space, and 2,023 SF of second floor office space.

#### **2.4-Proposed Site Improvements**

Under the proposed improvements, Building 2 would increase by 6,560 SF to 125,204 SF. The additional square footage would be used for organics receiving within Building 2. Proposed changes also include the relocation of a grade ramp and fire hydrant, construction of a storage room and 2 additional silos for Building 2, construction of 2 additional dock doors for Building 2, construction of an awning above 3 proposed compactors in Building 2.

Proposed changes also include installation of an emergency generator, HVAC, HVAC chiller, and two tanks for Building 1. Additionally, a screen wall and gate with Knox box would be installed between Buildings 1 and 2, and a piping bridge would be installed between Buildings 2 and 3. Two guard shacks would be installed adjacent to the existing truck scales.

#### **2.5- Operational Characteristics**

The Project would operate as a recycling and organics facility 24 hours a day, 7 days a week. Operations include the reception of materials from trucks; black soldier fly operation in Building 1; Material Receiving, Plastic Recycling, Organic Material Processing in Building 2; dry material recycling in Building 3; outbound shipment of waste residual on trucks to landfills; and outbound shipment of plastic pellets and protein meal to market buyers.

##### ***Truck Entrance***

The inbound truck entrance is located on Serrano Drive, off of San Sevaine Way. Approximately 195 commercial and semi/flatbed trucks would enter and exit the facility each day at a maximum capacity of 1,200 tons per day. The facility would operate 24 hours a day and will typically receive material during a 12-hour period from 6:00 a.m. to 6:00 p.m. Therefore, an average of 16 vehicles per hour would be entering the facility. Weighing would be done automatically at the above-ground scale on Serrano Drive. Trucks will have readers or drivers will have cards that will be scanned at the inbound scales.

##### ***Building 1 Operations***

Building 1 will house the production of protein meal, which is an animal food product. The protein meal would be created in an organic manner by using black soldier larvae to generate the protein meal. The black soldier larvae would consume the organic material manufactured in Building 2. As discussed in the Building 2 description, below, organic material would be pumped from a holding tank inside of Building 2 to a second holding tank positioned in Building 1. Organic material would then be delivered to equipment for pasteurization. After pasteurization, the organic material would be dewatered to produce a substrate that is 70 to 75 percent water. The

pasteurized, de-watered organic material would be placed in trays where the fly larvae would be introduced and allowed to grow for approximately 11 days. After this time, 95 percent of the larvae would be processed to produce a protein meal for animal food including fish meal and farm animal feed.

To sustain the Black Soldier Fly operation, five percent of the larvae would be returned to the fly colony where they would pupate into flies to start the process over again. To sustain efficient operation of the Black Soldier Fly operation, the temperature and humidity of certain areas inside of Building 1 would be managed and maintained. In addition, containment of the flies would be important to the operation; no flies would be loose in the building to prevent the potential for release outside the building.

Out-going material from Building 1 would be loaded onto trucks, weighed on the out-bound scale and delivered to market.

### ***Building 2 Operations***

After weighing in at the inbound scale, trucks carrying plastic, dry recyclables and organic material would be primarily directed to Building 2. Some trucks carrying dry recyclable loads only would be routed directly to Building 3. Building 2 would consist of three primary areas:

1. Material Receiving
2. Plastics Manufacturing
3. Organics Manufacturing

### ***Material Receiving***

Trucks coming to Building 2 would use the loading docks to off-load their material in the material receiving area of the building. Approximately 950 tons per day would be delivered to Building 2. Film and rigid plastic would be directed to the Plastic Manufacturing portion of the building while organic material would be directed to the Organics Manufacturing portion of the building. Dry recyclable material would remain on the truck it came in on or be reloaded onto other trucks to be delivered to Building 3 for processing.

As an enhanced facility design, and to assist with the receipt of all material into Building 2, all material will be off-loaded and tipped inside of the completely enclosed building.

### ***Plastics Manufacturing***

Incoming plastic would be primarily low-density polyethylene, polypropylene, or high-density polyethylene. Bales of plastic would be off-loaded by forklift from trucks and staged in the material receiving area. From here the bales of plastic would be broken and the plastic would be fed to a plastics shredder to reduce and conform the size of the plastic. The shredded plastic would then be washed with the wash water being treated and recycled for re-use. After being washed the plastic flakes would be preconditioned and densified before being fed to an extruder.

Inside the extruder, the plastic would be heated and melted and passed through a filter to screen out impurities. From here the melted plastic would be pushed through a die plate and then cut to form pellets. The pellets would be tested in an onsite lab and then blended to provide for pellet consistency. The blended pellets would be conveyed into boxes or into a storage silo for shipment offsite.

The high-density plastic process would include a specifically designed sort line to separate and recover the various colors and types of plastics. The sort line would also recover residual material that would be compacted and delivered to sites for further processing or to a landfill for disposal. After separation the plastics would then be processed as described above.

### *Organics Manufacturing*

Incoming organic material would be delivered from customers primarily in pallet-sized cardboard boxes (gaylords) and would be either packaged or unpackaged. The organic material (with or without packaging) would be delivered to a sort line where non-organic material and objects that can cause damage to the down-stream equipment would be removed. The sort line then discharges material into the fed hopper of a de-packaging press. The de-packaging press separates the packaging from the organic material. The packaging would be discharged to a compactor and then is either recycled or delivered to a landfill for disposal. The organic fraction would be delivered to a holding tank within Building 2. From this holding tank, the organic material would be pumped to another holding tank located inside of Building 1.

All organic material would be processed and directed to the holding tanks as discussed above in a timely manner as discussed and agreed to with Riverside County Department of Environmental Health, the local enforcement agency ("LEA"). All processing would occur inside of Building 2 to effectively manage impacts to the surrounding community. Organic material not delivered to the holding tank and subsequently to Building 1, would be loaded into covered bins for transportation to alternative receiving facilities. The facility would also employ good housekeeping practices to ensure a clean working environment inside the building and around the organic's operation.

### *Building 3 Operations*

Dry recyclable material received by truck from Building 2, as well as direct hauled material, would be off-loaded by forklift inside of Building 3. The material delivered from customers to Building 3 would primarily be plastic, cardboard, metal and other recyclable material. The material received in Building 3 would be sorted, both manually and mechanically then baled. The baled recyclables would be stored within Building 3 and then loaded onto flatbed type trucks. From here the trucks are weighed out and then delivered to market for re-use. Plastic recovered from the operation would be baled and either shipped offsite or delivered to Building 2 for the manufacture of plastic pellets. Non-recyclable material recovered from sorting of this dry material would be compacted and delivered offsite for further recycling or to a landfill for disposal. Building 3 would also provide space for administrative activities and use.

## **2.6- Required Discretionary Actions**

### **City of Jurupa Valley**

- Approval of Master Application No. MA21131
- Approval of this IS/MND

### **Responsible/Trustee Agencies**

- Approval of the Solid Waste Facilities Permit by County of Riverside Department of Environmental Health and CalRecycle

Figure 2.1: Regional Location

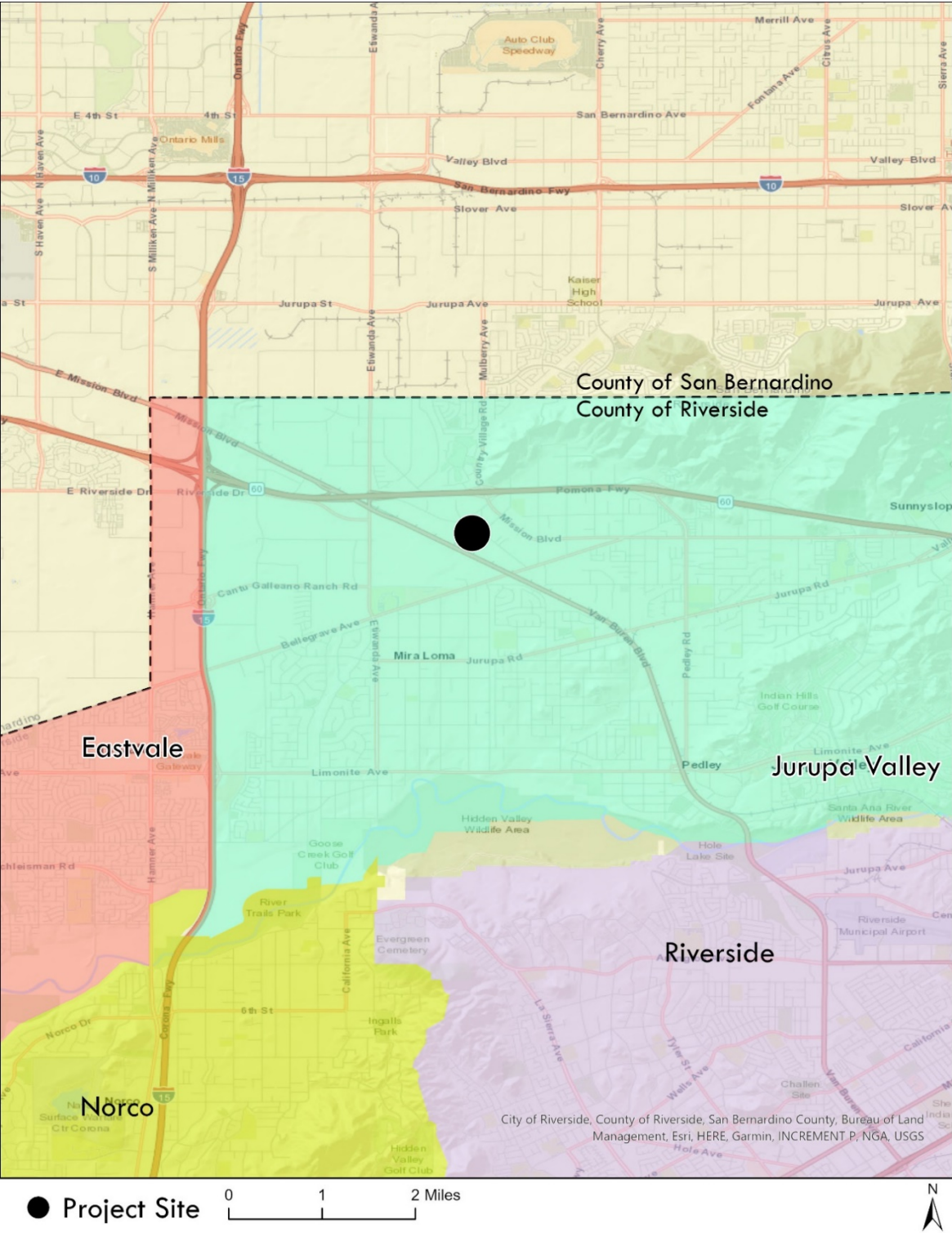




Figure 2.2: Local Vicinity

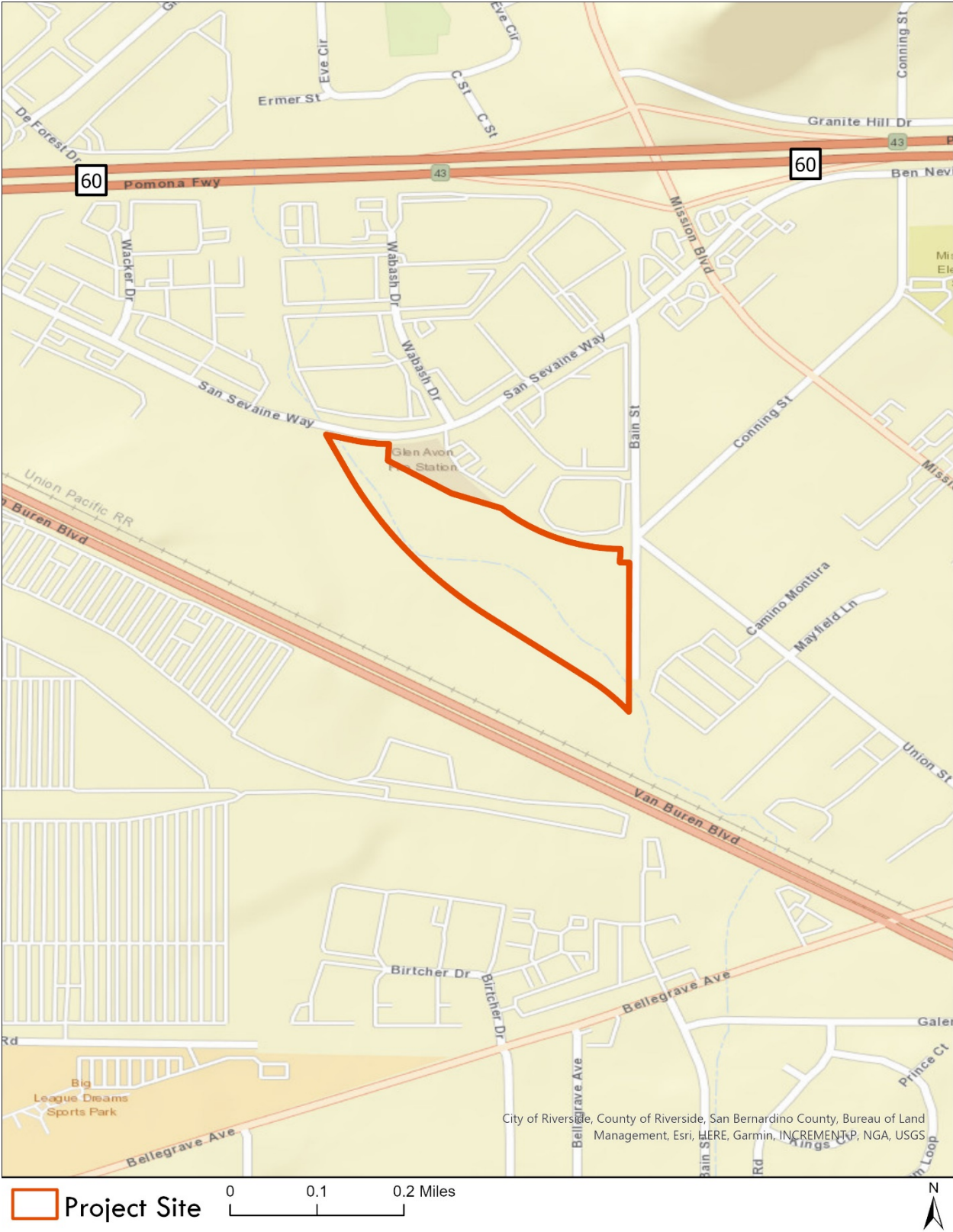
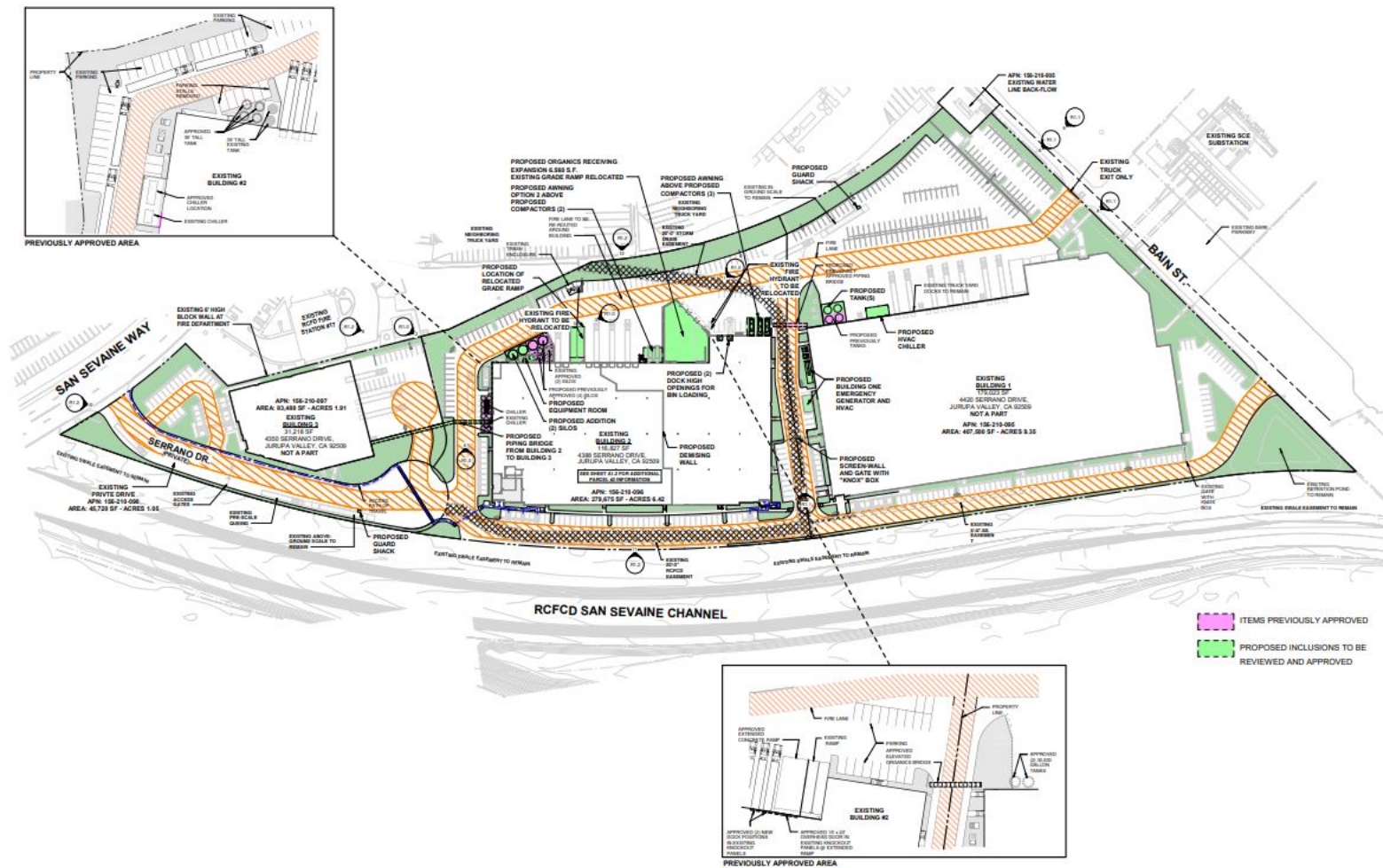




Figure 2.3: Aerial View



### Figure 2.4: Proposed Site Plan Changes





**Figure 2.5: Project Rendering**



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## 3.0-Environmental Setting

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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]). A Notice of Preparation was not required at the time the Initial Study was commenced. Thus, the environmental setting for the Project is the approximate date that the Project’s Initial Study Checklist commenced in May 2021.

The 18.7-acre site is bounded to the north by San Sevaie Way and industrial uses, by Serrano Drive to the southwest, and Bain Street to the east. The site is currently developed with three industrial buildings. Building 1 is a one-story, 179,023 SF industrial building, Building 2 is a two-story, 118,827 SF industrial building, and Building 3 is a two-story, 31,218 SF industrial building. The site is also built out with associated parking, landscaping, and water quality features. The Project site is relatively flat, but gently slopes in the southeasterly direction, with elevations ranging from 748 feet to 772 feet above mean sea level (ASML).

Existing site and surrounding land uses, General Plan designations, and zoning classifications are shown in Table 3.1.

TABLE 3.1- Onsite and Adjacent Land Uses, General Plan Designations, and Zoning Classifications			
Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Three industrial buildings	Light Industrial (LI)	Manufacturing- Heavy (M-H-5)
North	Industrial, fire station	Light Industrial (LI)	Manufacturing- Heavy (M-H-5)
East/Northeast	Industrial, residential	Light Industrial (LI), Medium Density Residential	Manufacturing- Service Commercial (M-SC) Residential Agricultural (R-A)
South	Vacant, Railroad Track, Van Buren Blvd	Light Industrial (LI)	Manufacturing- Heavy (M-H-5)
West	Industrial/Railyard	Light Industrial (LI)	Manufacturing- Heavy (M-H-5)

Source: City of Jurupa Valley-General Plan Land Use Map August 2020 and field inspection.

The Project site's General Plan land use designation is Light Industrial (LI) and the zoning classification is Manufacturing-Heavy (M-H-5). The General Plan land use designation and the zoning classification allows industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing and distribution centers.

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## 4.0- Methodology for Evaluation of Environmental Impacts

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This Initial Study/Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on eighteen (20) environmental topics categorized as follows, as well as Mandatory Findings of Significance:

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

To help clarify and standardize analysis and decision-making in the environmental review process in the City of Jurupa Valley, the City has established these CEQA Thresholds of Significance (which have been in general use since at least 2011). These Thresholds are offered as guidance in preparing all environmental review documents. These thresholds are based on Appendix G of the *State CEQA Guidelines*.

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.

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 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 Plans, Policies, Programs (PPP), Project Design Features (PDF) 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*.

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.

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## 5.0-Evaluation of Environmental Impacts

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### 5.1-AESTHETICS

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Threshold 5.1 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?			✓	

#### Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to scenic vistas and conflict with applicable zoning and other regulations governing scenic quality. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 5.1-1 As required by Municipal Code Section 9.115.040 (3), no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.
- PPP 5.1-2 As required by the General Plan, the maximum Floor Area Ratio for the Light Industrial (LI) Land Use Designation is 0.6.

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

The 2016 MND described that landforms visible or periodically visible on clear days from the previous project's vicinity include the Jurupa Mountains approximately 0.5-mile to the northeast. According to the General Plan, the Jurupa Mountains would be considered a scenic vista. The MND concluded that the previously proposed buildings would not exceed the maximum height

allowed and would not block or completely obstruct views from surrounding public vantage points to the Jurupa Mountains, and impacts would be less than significant.

#### **Proposed Project Impact Analysis**

As shown on General Plan Figure 4-23, the Project site is not located within a scenic corridor. Additionally, the proposed additions to the existing buildings would be consistent with the current building height and setbacks. Proposed additions to Building 2 would not extend into the public right-of-way and views of the Jurupa Mountains. As such, the proposed Project would not result in new impacts to scenic vistas. Impacts would be less than significant, and consistent with those analyzed in the 2016 MND.

#### **Plans, Policies, or Programs (PPP)**

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

#### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND describes that the Project site is not located within a state scenic highway or county scenic highway. Therefore, the 2016 MND concluded that development of the then proposed buildings would not impact scenic resources within a scenic highway.

#### **Proposed Project Impact Analysis**

The proposed Project is not located within or adjacent to a designated scenic highway. The closest designated state scenic highway is a portion of State Route 91 near Yorba Linda, approximately 13.9 miles from the Project site. The closest eligible scenic highway is a portion of State Route 91 in Corona, approximately 9.45 miles from the Project site. As such, the Project site is not located near a state scenic highway. No impacts would occur, and impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.1 (c). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Conflict with applicable zoning and other regulations governing scenic quality?			✓	

#### **Plans, Policies, or Programs (PPP)**

Refer to PPP 5.1-2 under Issue 5.1(a) above.



## Project Design Features (PDF)

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

## 2016 MND Impact Analysis

The 2016 MND described that construction activities for the previous project would be consistent with other construction projects within the developing Inland Empire region and would not substantially degrade the visual character of the surrounding area. Additionally, walls and landscaping would screen views of the industrial buildings from residences to the east. Therefore, the 2016 MND concluded that development of the industrial buildings would be visually compatible with the existing development surrounding the site, and impacts would be less than significant.

## Proposed Project Impact Analysis

The proposed Project would result in construction of additional building space and operation of recycling facilities in a manner similar to that analyzed for the 2016 MND. Existing walls and landscaping would serve to screen onsite operations from offsite views. The proposed changes and operations would not conflict with applicable zoning or other regulations governing scenic quality, as the proposed Project would be consistent with the Manufacturing Heavy (M-H-5) zone and no new buildings are proposed that would result in changes to setbacks or height on the Project site. As such, impacts would be less than significant, and consistent with impacts analyzed in the 2016 MND.

Threshold 5.1 (d). Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	

## Plans, Policies, or Programs (PPP)

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

- PPP 5.1-3 All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

## Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

The 2016 MND discussed that the previous project would increase the amount of light in the area by adding new sources of illumination including security and decorative lighting for the then proposed buildings. However, the 2016 MND concluded that with implementation of regulatory requirements, impacts would be less than significant.

#### Proposed Project Impact Analysis

The proposed Project would not result in substantial addition of lighting to the Project site. Project lighting would be consistent with that analyzed in the 2016 MND and would include securing and decorative lighting. As such, impacts related to light and glare would be consistent with those analyzed in the 2016 MND and would be less than significant.

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## 5.2-AGRICULTURE RESOURCES

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*Note: Because there are no forestry resources located in the City of Jurupa, Forestry Resources is not addressed.*

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?				✓

#### Plans, Policies, or Programs (PPP)

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

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

The 2016 MND described that the Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the 2016 MND concluded that the previous project would not result in impacts to designated Farmland.

### Proposed Project Impact Analysis

According to the California Important Farmland Finder, the Project site is designated as Urban and Built-Up Land. As such, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and no impacts would occur. Impacts would be consistent with those analyzed in the 2016 MND.

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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site is designated M-H-5 (Manufacturing-Heavy), which is not considered a primary agricultural zone. Additionally, the Project site was not under a Williamson Act Contract. Therefore, the 2016 MND concluded that the previous project would not conflict with an existing zoning for agricultural use or a Williamson Act Contract and no impacts would occur.

### Proposed Project Impact Analysis

The Project site is designated as Manufacturing-Heavy (M-H-5). As such, the Project site is not located within the A-P, A-2, or A-D zone and the Project would not conflict with an existing zoning for agricultural use. Additionally, the Project site is not under a Williamson Act Contract. Therefore, no impacts would occur.

Threshold 5.2 (c). Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓

#### Plans, Policies, or Programs (PPP)

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

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

The 2016 MND analyzed that the Project site did not contain any forest lands, timberland, or land zoned for Timberland Production, nor were any forests or timberlands located on or nearby the Project site. As such, the 2016 MND concluded that no impacts would occur related to forestland.

#### Proposed Project Impact Analysis

The Project site is zoned M-H-5 and is not currently used as forestland or timberland. As such, the proposed Project would not conflict with existing zoning of, or cause rezoning of forestland, timberland, or land zoned for Timberland Production. As such, no impacts would occur, and impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.2 (d). Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of forest land or conversion of forest land to non-forest use?				✓

#### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site and surrounding properties did not contain forest lands, are not zoned for forest lands, nor were they identified as containing forest resources by the General Plan. Therefore, the 2016 MND concluded that the previous project would not result in the loss of forest land or the conversion of forest land to non-forest use and no impacts would occur.

### Proposed Project Impact Analysis

As demonstrated in Figure 2.3, *Aerial View*, the Project site is developed with three industrial buildings. The surrounding areas are developed with industrial uses, residences, and roadways. There is no forest land within the Project site or in the vicinity. As such, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impacts would occur, and impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.2 (e). 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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that no land within the site vicinity was being used primarily for agricultural purposes. As such, the 2016 MND concluded that the previous project would not result in the conversion of Farmland to non-agricultural uses and no impacts would occur.

### Proposed Project Impact Analysis

As described in the 2016 MND, the Project site and surrounding land is not used primarily for agricultural purposes. Additionally, the Project site is developed with three industrial buildings, associated parking, and infrastructure. As such, the proposed Project would not result in the

conversion of Farmland to non-agricultural use. No impacts would occur, and impacts would be consistent with those analyzed in the 2016 MND.

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## 5.3- AIR QUALITY

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Threshold 5.3 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of the applicable air quality plan?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the previous project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Therefore, the 2016 MND concluded that the previous project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim reductions specified in the 2012 Air Quality Management Plan.

Additionally, the General Plan land use designation assigned to the site was Light Industrial (LI). The emission forecasts contained in the 2012 Air Quality Management Plan were primarily based on demographic and economic growth projections provided by the Southern California Association of Governments. The site was planned for industrial development at the time the 2012 Air Quality Management Plan was adopted. Therefore, the previous project would not exceed the growth forecast estimates used in the 2012 Air Quality Management Plan. As such, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

#### *Federal Air Quality Standards*

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health based air quality standards that California must achieve. These are called “national (or federal) ambient air quality standards” and they apply to what are called “criteria pollutants.” Ambient

(i.e., surrounding) air quality standards establish a concentration above which a criteria pollutant is known to cause adverse health effects to people. The national ambient air quality standards apply to the following criteria pollutants:

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Oxides of Nitrogen (NOx)
- Sulphur Dioxide (SO2)
- Lead

#### *State Air Quality Standards*

Under the California Clean Air Act, the California Air Resources Board also establishes health based air quality standards that cities and counties must meet. These are called “state ambient air quality standards” and they apply to the following criteria pollutants:

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Oxides of Nitrogen (NOx)
- Sulphur Dioxide (SO2)
- Lead

#### *Regional Air Quality Standards*

The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The District develops plans and regulations designed to achieve both the national and state ambient air quality standards described above.

#### *Attainment Designation*

An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard.

Table 5.3.1 shows the attainment status of criteria pollutants in the South Coast Air Basin.

**Table 5.3.1: Attainment Status of Criteria Pollutants in the South Coast Air Basin**

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard

Criteria Pollutant	State Designation	Federal Designation
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM10)	Nonattainment	Attainment
Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassifiable/Attainment
Oxides of Nitrogen (NOx)	Attainment	Unclassifiable/Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Unclassifiable/Attainment	Unclassifiable/Attainment
Lead	Attainment	Unclassifiable/Attainment
<i>Source: California Air Resources Board (2015)</i>		

### *Air Quality Management Plan*

The South Coast Air Quality Management District is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is the *2016 Air Quality Management Plan*. The purpose of the *2016 Air Quality Management Plan* is to achieve and maintain both the national and state ambient air quality standards described above.

In order to determine if a project is consistent with the *2016 Air Quality Management Plan*, the South Coast Air Quality Management District has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the South Coast Air Quality Management District's *CEQA Air Quality Handbook* and are discussed below.

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***Consistency Criterion No. 1:*** *The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2012 Air Quality Management Plan.*

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Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. These violations would occur if Localized Significance Thresholds or regional significance thresholds were exceeded. As evaluated under Issues 5.3 (b), (c), and (d) below, the air pollutant emissions from construction and operation of the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

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***Consistency Criterion No. 2:*** *The proposed Project will not exceed the assumptions in the 2016 Air Quality Management Plan.*

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The *2016 Air Quality Management Plan* demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the *2016 Air Quality Management Plan*. Development consistent with the growth projections in the Jurupa Valley General Plan is considered to be consistent with the *2016 Air Quality Management Plan*.

The General Plan Land Use Designation currently assigned to the Project site is LI (Light Industrial). The future emission forecasts contained in the *2016 Air Quality Management Plan* are primarily based on demographic and economic growth projections provided by the Southern California Association of Governments that are, in part, based on the General Plan land uses and zoning designations.

The Project site had a General Plan land use designation of LI and zoning designation of M, H-5 at the time the *2016 Air Quality Management Plan* was adopted. In addition, the Project would provide light industrial uses that are consistent with these designations. Thus, the Project would be consistent with the growth projections and the *2016 Air Quality Management Plan*.

Further, as detailed below, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations. As such, the Project would be consistent with the *2016 Air Quality Management Plan* and impacts would be less than significant. Therefore, impacts would be consistent with those analyzed in the 2016 MND.

Threshold 6.3 (b). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

### Plans, Policies, or Programs (PPP)

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

- PPP 5.3-1      The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour per South Coast Air Quality Management District guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.

PPP 5.3-2      The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, “Architectural Coatings” Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.

PPP 5.3-3      The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 “PM10 Emissions from Paved and Unpaved Roads and Livestock Operations” Adherence to Rule 1186 reduces the release of criteria pollutant emissions into the atmosphere during construction.

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND described that at the time of previous project approval, the South Coast Air Basin was in “non-attainment” status for several criteria pollutants including Ozone, PM10, and PM2.5. Construction and operational emissions for the previous project were estimated using the California Emissions Estimator Model. Short-term criteria pollutants occurred during site grading, building construction, paving, and architectural coating activities. Construction of the existing buildings was anticipated to start in 2016-2017. Maximum daily emissions from construction of the previous project were calculated as resulting in excessive emissions of volatile organic chemicals associated with interior and exterior coating activities. As such, the 2016 MND included MM AQ-1, which required the use of low-VOC coatings. With implementation of MM AQ-1, the 2016 MND concluded that construction impacts would be less than significant.

The 2016 MND described that long-term operational emissions would occur from automobile, truck, and other vehicle sources associated with daily trips to and from the buildings and smaller emission sources including landscaping equipment, cleaning products, and periodic repainting of the industrial buildings. Based on results of modeling, operational emissions associated with the previous project would not exceed the thresholds established by SCAQMD. As such, the 2016 MND concluded that impacts related to operations would be less than significant.

## 2016 MND Mitigation Measures

***MM-AQ-1: Coating Restriction Plan.*** Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP). The CRP measures shall be implemented to the satisfaction of City Building Department. These may include the use of architectural coatings that contain zero volatile organic compounds (VOC). This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

*(Applicable to the proposed Project and will be incorporated into the Project's MMRP)*

## Proposed Project Impact Analysis

As shown in Table 5.3.1 above, the South Coast Air Basin, in which the Project site is located, is considered to be in "non-attainment" status for several criteria pollutants.

The South Coast Air Quality Management District has developed regional and localized significance thresholds for regulated pollutants. Any project in the South Coast Air Basin with daily emissions that exceed any of the indicated regional or localized significance thresholds would be considered to contribute to a projected air quality violation. The Project's regional and localized air quality impacts are discussed below.

## Regional Impact Analysis

The following provides an analysis based on the applicable regional significance thresholds established by the South Coast Air Quality Management District in order to meet national and state air quality standards which are shown in Table 5.3.2.

**Table 5.3.2: South Coast Air Quality Management District Air Quality Regional Significance Thresholds**

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3
Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds (2019)		

Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as CEQA documents and is authorized for use by the South Coast Air Quality Management District.

#### *Construction Related Impacts*

Construction of the building addition would occur over a 1.5-month timeline and it is assumed that heavy construction equipment would be operating at the Project site for eight hours per day, five days per week during construction. It is mandatory for all construction activities to comply with several South Coast Air Quality Management District Rules, including Rule 403 for controlling fugitive dust, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the commercial facility portion of the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling and was included as PPP 5.3-1.

Also, implementation of South Coast Air Quality Management District Rule 1113 governing the content in architectural coating, paint, thinners, and solvents, is required and was accounted for in the construction emissions modeling. Implementation of South Coast Air Quality Management District Rule 1186 to reduce the amount of particulate matter entrained in the ambient air as a result of vehicular travel on paved and unpaved public roads was also accounted for in the construction emissions modeling. These South Coast Air Quality Management District Rule Rules are included as PPP 5.3-2 and PPP 5.3- 3.

Short-term criteria pollutant emissions would occur during site preparation, grading, building construction, paving, and architectural coating activities. Emissions would occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). The estimated maximum daily construction emissions are summarized in Table 5.3.3. Emissions resulting from the Project construction would not exceed numerical thresholds established by the South Coast Air Quality Management District and therefore no mitigation is required. Additionally, as shown in Table 5.3.3, construction emissions from the proposed Project would be less than those analyzed by the 2016 MND for the previously approved Project. Therefore, impacts would be less than those analyzed in the 2016 MND and would be less than significant.

**Table 5.3.3: Emissions Summary of Overall Construction (lbs/day)**

Phase	Emissions (lbs/day)					
	ROG	NOx	CO	SOx	PM10	PM2.5
2021						
Building Construction	1.1	11.1	9.0	0.0	0.6	0.6
Architectural Coating	30.7	2.0	2.5	0.0	0.1	0.1
<b>Maximum Daily Emissions</b>	<b>30.7</b>	<b>11.1</b>	<b>9.0</b>	<b>0.0</b>	<b>0.6</b>	<b>0.6</b>
<b>2016 Project Daily Emissions</b>	<b>7</b>	<b>85</b>	<b>59</b>	<b>0.0</b>	<b>21</b>	<b>13</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Exceeds Regional Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A)</i>						

### Long-Term Regional Operation Related Impacts

As mentioned previously, the site is developed with three industrial buildings. Implementation of the proposed Project would result in long-term criteria air pollutant emissions from the Project's operations. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. Area source emissions include architectural coatings as part of Project maintenance; consumer products such as cleaning compounds and lawn and garden products; as well as landscape maintenance equipment from fuel combustion. Energy source emissions are associated with natural gas and electricity consumption. Mobile source emissions are from vehicles and fugitive dust related to vehicle travel. The results of the CalEEMod model for operation of the Project are summarized in Table 5.3.4. Based on the results of the model, operational emissions associated with operation the Project would not exceed the thresholds established by South Coast Air Quality Management District. Additionally, as shown in Table 5.3.4, operational emissions from the proposed Project for most criteria pollutants would be less than those analyzed by the 2016 MND for the previously approved Project. Therefore, impacts would be less than those analyzed in the 2016 MND and would be less than significant.

**Table 5.3.4: Maximum Operational Daily Emissions (lbs/day)**

Operational Activities	Emissions (pounds per day)					
	ROG	NOx	CO	SOx	PM10	PM2.5
Area Source	7.7	0.0	0.0	0.0	0.0	0.0
Energy Source	0.3	2.9	2.5	0.0	0.2	0.2
Mobile Source	3.2	15.2	42.2	0.2	13.8	4.1
Off Road	0.5	4.2	4.6	0.0	0.3	0.3
Stationary	2.2	9.7	5.8	0.0	0.3	0.3
<b>Total Project Daily Emissions</b>	<b>13.9</b>	<b>32</b>	<b>55.1</b>	<b>0.2</b>	<b>14.6</b>	<b>4.9</b>
<b>2016 Project Daily Emissions</b>	<b>25</b>	<b>40</b>	<b>69</b>	<b>&lt;1</b>	<b>13</b>	<b>4</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Exceeds Regional Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Source:</b> Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A)						
Emissions of <0.1 pounds/day are shown as 0.0 pounds/day						
Emissions shown are the higher of the winter or summer season						

Based on the analysis above, regional air quality impacts for construction and operation of the Project would be less than significant and no additional mitigation measures are required. Therefore, impacts would be less than those analyzed in the 2016 MND.

Threshold 5.3 (c). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose sensitive receptors to substantial pollutant concentrations?			✓	

### Plans, Policies, or Programs (PPP)

Refer to PPP 5.3.1 through PPP 5.3-3 under Issue 5.3(b) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that localized emissions were compared to the local screening thresholds established for Source Receptor Area 23. Previous project construction and operation would result in localized pollutant emissions. However, the 2016 MND concluded that these emissions would not exceed the localized significance thresholds set by the SCAQMD and impacts would be less than significant.

Additionally, the 2016 MND described that 932 passenger, 105 light-duty trucks, 58 medium-heavy duty trucks, and 159 heavy-heavy duty trucks average daily trips would occur during operation of the previous project. A Health Risk Assessment conducted for the previous project described that 70 discrete receptors were located within one-quarter mile of the Project site. The 2016 MND described that the Maximum Exposed Individual Resident is the rear residential dwelling unit located at 4380 Conning Street, east of the Project site. The incremental increase in cancer risk at this property is 0.844 in one million. The Maximum Exposed Individual Worker is Imperial Western Products, located directly north of the Project site at 4085 Bain Street. The incremental increase in cancer risk at this business is 0.493 in one million. Therefore, the 2016 MND concluded that the non-cancer hazard index at all properties would be less than the threshold of 1.0 established by the South Coast Air Quality Management District. Despite impacts being less than significant, the 2016 MND included MM AQ-2, AQ-3, and AQ-4 to further reduce impacts.

### 2016 MND Mitigation Measures

MM-AQ-2 Truck Check-In Location. Prior to the issuance of an occupancy permit, any check-in point for trucks shall be located well inside the facility to ensure that there are no trucks queuing

*outside of the facility. Check-in point location(s) signs shall be at the discretion of the City Engineer.*

*(Applicable to the proposed Project and will be incorporated into the Project's MMRP)*

*MM-AQ-3 Limits on Vehicle Idling.* *Building tenants shall be required to prohibit all vehicles from idling in excess of five minutes, both on- and off-site.*

*(Applicable to the proposed Project and will be incorporated into the Project's MMRP)*

*MM-AQ-4 Sign Posting.* *Prior to the issuance of an occupancy permit, signs shall be posted at the on the interior and exterior of the project site near the gates and at the loading docks, informing truck drivers about the California Air Resources Board diesel idling regulations and the health effects of diesel particulate matter. Signs shall also require the following:*

- Truck drivers shall turn off engines when not in use;*
- Trucks shall not idle for more than five minutes;*
- Telephone numbers of the California Air Resources Board to report violations; and*
- Trucks shall not enter residential areas.*

*The size, number, and location of signs shall be at the discretion of the Planning Director.*

*(Applicable to the proposed Project and will be incorporated into the Project's MMRP)*

### **Proposed Project Impact Analysis**

As part of the South Coast Air Quality Management District's environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or state air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

LSTs are only applicable to the following criteria pollutants: NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptors to the Project site are at residences that are approximately 150 feet from the Project site boundary and 660 feet from the area where construction would occur.



### Construction

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology* for the Project. This methodology provides screening tables for less than or equal to five-acre Project construction scenarios, depending on the amount of site disturbance during a day. If the total acreage disturbed is greater than five acres, but emissions do not exceed the LSTs for a 5-acre site, impacts would be less than significant. Table 5.3.5 shows the maximum daily construction emissions from the proposed Project would not exceed the applicable South Coast Air Quality Management District LST thresholds. Thus, impacts would be less than significant.

**Table 5.3.5: Localized Significance Summary of Construction**

Construction Activity	Maximum Daily Localized Construction Emissions (pounds/day)			
	NO <sub>x</sub>	CO	PM10	PM2.5
<b>2021</b>				
Building Construction	11.0	8.8	0.6	0.5
Architectural Coating	2.0	2.4	0.1	0.1
<b>Maximum Daily Emissions</b>	<b>11.0</b>	<b>8.8</b>	<b>0.6</b>	<b>0.5</b>
SCAQMD Significance Thresholds	335	4,359	67	20
<b>Thresholds Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Source:</b> Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A)				

### Operation

Onsite operational activities can result in localized increases in criteria pollutant levels that can cause air quality standards to be exceeded even if standards are not exceeded on a regional level. Onsite area and energy sources were evaluated. As shown in Table 5.3.6, emissions resulting from the Project would not exceed LST numerical thresholds established by the South Coast Air Quality Management District and no mitigation is required.

**Table 5.3.6. Localized Significance Summary of Operations**

Operational Activity	Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM10	PM2.5
Area	0.0	0.0	0.0	0.0
Energy	2.9	2.5	0.2	0.2
Mobile	1.1	6.0	0.2	0.1
Off Road	4.2	4.6	0.3	0.2
Stationary	9.7	5.8	0.3	0.3
<b>Total Project Operational Emissions</b>	<b>17.9</b>	<b>10.4</b>	<b>1.0</b>	<b>0.3</b>
SCAQMD Localized Thresholds	270	1,577	4	2
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Source:</b> Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A))				



### CO “Hot Spots” Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the Project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, Project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

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

Results of the LST analysis indicate that the Project would not exceed the South Coast Air Quality Management District’s localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO “hotspot.” Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of the Project and impacts would be less than significant. Therefore, impacts would be less than those analyzed in the 2016 MND.

Threshold 5.3 (d). Would the Project	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

### Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to other emissions. These measures will be included in the Project’s Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 5.3-4      The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 “*Nuisance*.” Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.
- PPP 5.3-5      The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 410 “Odors from Transfer Stations and Material Recovery Facilities”. Adherence to Rule 410 requires preparation of an Odor Management Plan (OMP) in order to reduce potential odors from waste facilities.

## Project Design Features (PDF)

- PDF 5.3-1 All recyclable material and organic material would be dumped, sorted, and handled within the interior of the onsite buildings.
- PDF 5.3-2 *Alternate Odor Impact Minimization Plan.* Prior to Project operation, the Alternate Odor Impact Minimization Plan (AOMP) shall be approved as part of the Transfer/Processing Report for the Full Solid Waste Facility Permit. The AOMP shall include requirements for odor monitoring protocols, complaint response protocol, design considerations for minimizing odors, and operating procedures for minimizing odor. The AOMP shall be reviewed annually to determine if any revisions are necessary.

## 2016 MND Impact Analysis

The 2016 MND described that the previous project would include the construction of three “shell” industrial buildings with no identified end users and that the site would be operated as an industrial or service commercial use pursuant to the permitted and conditionally permitted uses allowed in the Manufacturing-Heavy (M-H-5) zone. Construction activities both onsite and offsite could produce odors from equipment exhaust and the application of asphalt; however, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities. As such, the 2016 MND concluded that impacts from the previous project related to odors would be less than significant.

## Proposed Project Impact Analysis

The proposed Project would include various additions throughout the Project site and operation of plastics recycling and organics material processing facilities. The proposed operations have the potential to result in odors affecting a substantial number of people. However, all processing of plastics and organic material would occur inside the existing buildings, as described in PDF 5.3-1. Additionally, all incoming truck loads would be checked for excessive odor. Any loads with excessive odor would be rejected from entering the proposed facility. Should odiferous material be found in the tipping areas for plastics, it would be sprayed immediately with a handheld deodorizer and fed immediately into processing where it would be washed.

Incoming organic material, which could be a source of odor would arrive in enclosed truck beds and containers. The material would remain in these containers until it is fed into the processing system. Tanks containing the product slurry would be fully enclosed and not vented to the atmosphere. All receiving and processing of organic material would occur inside Building 2 and the final slurry would be pumped directly to Building 1 or into containers for hauling offsite in fully enclosed operations. Additionally, the proposed Project would comply with PPP 5.3-4 and PPP 5.3-5. Furthermore, the Project would implement an Alternate Odor Minimization Plan in compliance with 14 California Code of Regulations 17863.4, included as PDF 5.3-2. With implementation of PPP 5.3-4, PPP 5.3-5, and PDF 5.3-1 and PDF 5.3-1, the Project would not result in other emissions (such as those leading to odors) adversely affecting a number of people. As

such, impacts would be less than significant and consistent with those described in the 2016 MND.

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## 5.4- BIOLOGICAL RESOURCES

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Threshold 6.4 (a). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that prior to construction of the currently existing buildings, the Project site was composed of a vacant lot and surrounded by developed areas. Two types of soils occurred onsite, Hanford fine sandy loam and Delhi loamy fine sand. A vegetated stream channel bisected the site in two. Based on surveys conducted for the previous project, the site did not contain Multiple Species Habitat Conservation Plan (MSHCP) Narrow Endemic Plants, San Miguel savory, San Diego ambrosia, or Brand's star Phacelia. Additionally, the 2016 MND described that there was no habitat for Delhi Sands Flower-Loving Fly. There was suitable habitat for burrowing owls. However, burrowing owls were assumed to be absent from the site due to suitable burrows being occupied by ground squirrels. However, the 2016 MND included MM BIO-1, which required a pre-construction burrowing owl survey. With implementation of MM BIO-1 and payment of MSHCP fees, the 2016 MND concluded that impacts to candidate, sensitive, or special status species from the previous project would be less than significant.

### 2016 MND Mitigation Measures

***MM-BIO-1: Pre-Construction Burrowing Owl Survey.** Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the Project's proposed impact footprint and make a determination regarding the presence or absence of the burrowing owl. The determination shall*

be documented in a report and shall be submitted, reviewed, and accepted by the City of Jurupa Valley Planning Department prior to the issuance of a grading permit and subject to the following provisions:

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

(Not applicable to the proposed Project as the site is fully developed and does not contain any drainage features)

### Proposed Project Impact Analysis

The proposed Project site is currently developed with three industrial buildings, associated parking, infrastructure, and ornamental landscaping. The Project proposes various additions to the existing buildings, including a 6,560 square foot extension to Building 2. While the Project would result in the removal and replacement of a small portion of the existing landscaping, the site is fully developed, and the Project does not include any grading. As such, the Project would not result in impacts to candidate, sensitive, or special status species. As such, impacts would be less than significant, and less than those analyzed in the 2016 MND.

Threshold 5.4 (b). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the drainage on the site was a constructed ditch that carried water from the adjacent industrial complex to the San Sevaine Channel. The ditch was fed by two culverts near the paved area along the northern boundary. Water flowed out of the culvert during storm events and when irrigation or industrial runoff found its way to the storm drains. The property was disked and did not support a stable plant community. There was no riparian habitat located on the property. As such, the 2016 MND concluded that no impacts would occur related to riparian habitat.

### Proposed Project Impact Analysis

As described previously, the Project site is fully developed. No drainage features, ponded areas, or riparian habitat potentially subject to jurisdiction by the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), or U.S. Army Corps of Engineers (USACE) are located within the Project site. As such, the Project would not 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 CDFW or USFWS and no impacts would occur. Therefore, impacts would be less than those analyzed in the 2016 MND.

Threshold 5.4 (c). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND discussed that the site contained one feature that was potentially under the jurisdiction of USACE. The length of the ditch was 1,718 feet and the area under the jurisdiction of USACE was 0.20 acre. The 2016 MND concluded that development of the previous project would impact the 0.20-acre wetland area. As such, the 2016 MND included MM BIO-2. With implementation of MM BIO-2, the 2016 MND concluded that impacts to protected wetlands would be less than significant.

#### 2016 MND Mitigation Measures

*MM-BIO-2: U.S. Army Corps of Engineers Nationwide Permit Authorization. Prior to the issuance of a grading permit or any site disturbance, the project proponent shall provide evidence to the City of Jurupa Valley Planning Department that the U.S. Army Corps of Engineers has determined that the project activity is authorized under Nationwide Permit Number(s) NWP 39 Commercial and Institutional Developments, subject to compensatory mitigation at a minimum one-for-one ratio through an agency approved mitigation bank or in-lieu fee program.*

*(Not applicable to the proposed Project as the site is fully developed and does not contain any drainage features)*

#### Proposed Project Impact Analysis

The Project site does not contain any drainage, riparian, or riverine features. The Project site is adjacent to the San Sevaine Channel, a concrete lined flood control channel. As such, there are no CDFW, USACE, or RWQCB jurisdictional waters within the Project boundaries. Also, the Project area does not contain any wetlands or vernal pools. Therefore, no impacts related to wetlands would occur from the Project and impacts would be less significant than those analyzed in the 2016 MND.

Threshold 5.4 (d). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		✓		

#### Plans, Policies, or Programs (PPP)

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

#### Project Design Features (PDF)

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

### **2016 MND Impact Analysis**

The 2016 MND discussed that although there were no wildlife corridors within the area, the Project site contained some vegetation in the drainage channel that could potentially have contained suitable nesting and foraging habitat for a number of avian species which are protected under the Migratory Bird Treaty Act. As such, the 2016 MND included MM BIO-3 to require a nesting bird survey to be conducted prior to vegetation clearing and ground disturbance. The 2016 MND concluded that with implementation of MM BIO-3, impacts to wildlife nursery sites would be less than significant.

### **2016 MND Mitigation Measures**

*Mitigation Measure BIO-3- Nesting Bird Survey. As a condition of approval for all grading permits, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (Mid -February through August 31), unless a migratory bird nesting survey is completed in accordance with the following requirements:*

- a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.*
- b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.*

*(Applicable to the proposed Project and will be incorporated into the Project's MMRP)*

### **Proposed Project Impact Analysis**

The proposed Project site is currently developed with three industrial buildings, associated parking, infrastructure, and ornamental landscaping. The Project proposes various additions to the existing buildings, including a 6,560 square foot extension to Building 2. The proposed Project would result in the removal and replacement of a small portion of the existing ornamental landscaping. As such, the Project has the potential to contain suitable nesting and foraging habitat for avian species. However, with implementation of Mitigation Measure BIO-3, impacts

to nesting bird species would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.4 (e). Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
<i>Significance Criteria:</i> Is the project consistent with General Plan Policies COS 1.2 - <i>Protection of Significant Trees</i> and COS 1.3 - <i>Other Significant Vegetation</i> ?				

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that no protected species of trees were located on the site. There were no other ordinances in place protecting biological resources that were applicable to the previous project. As such, the 2016 MND concluded that there would be no impacts from development of the previous project.

### Proposed Project Impact Analysis

The Project site contains ornamental landscaping. As part of the proposed Project, a portion of the ornamental landscaping would be removed and replaced. However, none of the ornamental landscaping is considered a protected tree or biological resource. As such, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impacts would occur, and impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.4 (f). Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	



### **Plans, Policies, or Programs (PPP)**

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

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND discussed that the Project site is located within the Western Riverside County MSHCP. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species. Based on biological reports prepared for the previous project:

- The site did not contain MSHCP riparian/riverine areas or vernal pools.
- The site did not contain MSHCP Narrow Endemic Plant Species.
- The site did not contain suitable habitat to support the Delhi Sand Flower-Loving Fly
- The site is not required to comply with the Urban/Wildland Interface Guidelines.
- Although the site had been disturbed, the presence of Burrowing Owl could not be ruled out because Burrowing Owls have been known to occupy disturbed sites.

As such, the 2016 MND included MM BIO-1, as described above. With implementation of MM BIO-1, the 2016 MND concluded that conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would be less than significant.

### **Proposed Project Impact Analysis**

As described previously, the Project site is fully developed and located within the Western Riverside County MSHCP. Due to the developed nature of the site, the Project site does not contain potential habitat for protected species, including Burrowing Owl. Additionally, no grading would be required for construction of the proposed Project. As such, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, Project impacts to adopted plans would be less than significant, and consistent with impacts analyzed in the 2016 MND.

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## 5.5- CULTURAL RESOURCES

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Threshold 5.5 (a)	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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that no historical resources were identified within the property boundaries. Therefore, the 2016 MND concluded that no impacts would occur.

### Proposed Project 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 is developed with three industrial buildings, associated parking, infrastructure, and ornamental landscaping. There are no historical buildings within the Project site. Additionally, construction of the proposed Project would not include grading of the site. As such, the Project would not cause a substantial adverse change in the significance of a historical resource. Impacts would be less than significant and consistent with those analyzed in the 2016 MND.

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?			✓	

#### Plans, Policies, or Programs (PPP)

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

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

The 2016 MND discussed that the Project site and surrounding area was completely disturbed and the likelihood that intact buried archaeological resources were present on the site was low. However, the 2016 MND included MM CR-1 and MM CR-2 to require archaeological monitoring and an archaeological treatment plan in order to reduce impacts to previously unknown, buried cultural resources. With inclusion of MM CR-1 and MM CR-2, the 2016 MND concluded that impacts to archaeological resources would be less than significant.

#### 2016 MND Mitigation Measures

**MM- CR-1: Archaeological Monitoring.** A qualified archaeologist (the “Project Archaeologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project

*Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.*

*(Not applicable to the proposed Project as the site is fully developed).*

*MM- CR-2: Archeological Treatment Plan.* *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Jurupa Valley Planning Department and the Eastern Information Center.*

*(Not applicable to the proposed Project as the site is fully developed).*

### **Proposed Project Impact Analysis**

The Project site is developed with three industrial buildings, associated parking, infrastructure, and ornamental landscaping. Construction of the proposed Project would not result in grading or ground disturbance to previously undisturbed land. As such, the Project would not cause a substantial adverse change in the significance of an archaeological resource. Therefore, impacts would be less than significant and less than those analyzed in the 2016 MND.

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 related to human remains. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

- PPP 5.5-1 *Discovery of Human Remains.* California Health and Safety Code Section 7050.5, PRC Section 5097.98 and the California Code of Regulations (CCR) Section 15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial must cease and any necessary steps to ensure the integrity of the immediate area must be taken. The Riverside County Coroner shall be immediately notified and must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who will in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. Further actions will be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

## Project Design Features (PDF)

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

## 2016 MND Impact Analysis

According to the 2016 MND, the Project site did not contain a cemetery and no known formal cemeteries were located within the immediate site vicinity. Additionally, the site had been heavily disturbed and the potential for uncovering human remains at the site was considered low. However, the 2016 MND described that there was a remote potential that human remains may be unearthed during construction of the previous project. The 2016 MND described that in the event that human remains are discovered during project grading or other ground disturbing activities, the previous 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. As such, the 2016 MND concluded that with implementation of regulatory requirements, impacts would be less than significant.

## Proposed Project 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) above, the Project site has

been fully developed and the potential for uncovering human remains at the Project site is low. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 as well as Public Resources Code Section 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 and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Based on the analysis above, with implementation of PPP 5.5-1, impacts would be less than significant and consistent with impacts analyzed in the 2016 MND.

## 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?			✓	

### Plans, Policies, or Programs (PPP)

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

- PPP 5.6-1 As required by Municipal Code Section 8.05.010, *California Energy Code*, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.

### Project Design Features (PDF)

There are no specific Project Design Features identified that are not already required regulatory requirements.

### 2016 MND Impact Analysis

The 2016 MND analyzed energy impacts in Sections 3.3, *Air Quality*, and 3.7, *Greenhouse Gas Emissions*. The 2016 MND discussed that the previous project would comply with Title 24 Energy Efficiency Requirements and the *Western Riverside County Council of Governments Subregional Climate Action Plan* (CAP). Compliance with regulatory requirements would result in energy use reductions for the previous project. Therefore, the 2016 MND concluded that impacts related to energy would be less than significant.

### Proposed Project Impact Analysis

#### Construction

Construction of the proposed Project would require the use of construction equipment for building activities. Electricity use during construction would vary during different phases of construction—the majority of construction equipment during exterior construction 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 vendor trucks delivering materials to the site. The Project area is already served by electrical infrastructure by Southern California Edison.

The proposed Project would require building construction and architectural coating during construction. Energy usage during construction is summarized in Tables 5.6.1 through 5.6.2. As shown in Table 5.6.1, construction of the proposed Project is estimated to result in the need for 785 gallons of diesel fuel.

**Table 5.6.1: Construction Equipment Fuel Usage**

Activity	Equipment	Number	Hours per day	Horsepower	Load Factor	Days of Construction	Total Horsepower-hours	Fuel Rate (gal/hp-hr)	Fuel Use (gallons)
Building Construction	Cranes	1	8	231	0.29	35	18,757	0.014890137	279
	Forklifts	2	8	89	0.2	35	9,968	0.010445232	104
	Tractors/Loaders/Backhoes	2	8	97	0.37	35	20,098	0.019134328	385
Architectural Coating	Air Compressors	1	8	78	0.48	2	599	0.027625227	17
								<b>Total</b>	<b>785</b>

Source: *Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A)*

Table 5.6.2 shows that construction workers would use 55 gallons of fuel to travel to and from the Project site and 33 gallons of diesel fuel would be used for vendor trucks during construction of the proposed Project.



**Table 5.6.2: Estimated Construction Vehicle Fuel Usage**

Construction Source	Number	VMT	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Vendor Trucks	1	242	7.31	33	0
Worker Vehicles	4	1,573	28.55	0	55
Total				33	55

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A)

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Compliance with existing California Air Resources Board idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

### Operation

Operation of the Project would create additional demands for electricity as compared to existing conditions and would result in increased transportation energy use. Operational use of energy would include heating, cooling, and ventilation of the buildings; operation of electrical systems, security and control center functions, use of onsite equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting.

As detailed in Table 5.6.3, operation of the proposed Project is estimated to result in the annual use of 117,955 gallons of diesel fuel and 185,280 gallons of gasoline. In addition, the Project would adhere to CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, that limits idling times to no more than 5 minutes, which would preclude unnecessary and wasteful consumption of fuel due to unproductive idling of trucks. In addition, Table 5.6.3 details that operation of the proposed Project would use approximately 10,910,300 thousands British thermal units (kBtu) per year of natural gas and approximately 3,347,680 kilowatt-hour (kWh) per year of electricity for operation.

**Table 5.6.3 Project Annual Operational Energy Requirements**

Operational Source (value per year)		
	VMT	Gallons of Fuel
Transportation – Project	1,277,256 (Diesel)	117,955 (Diesel)
	4,782,086 (Gasoline)	185,280 (Gasoline)
Electricity – Project	Kilowatt-Hours	
	3,347,680	

Natural Gas – Project	Thousands British Thermal Units
	10,910,300
Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, June 2021 (Appendix A))	

This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption. The proposed Project would be required to meet the current Title 24 energy efficiency standards (as provided in Chapter 8.05 of the City’s Municipal Code and included as PPP 5.6-1), which would be ensured through the City’s building permitting process. Operation of the Project would not use large amounts of energy or fuel in a wasteful manner. Therefore, there are sufficient planned electricity supplies in the region for the estimated net increase in electricity demands, and the proposed Project would not require expanded electricity supplies.

Based on the above analysis, the proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation, and impacts would be less than significant. As such, impacts would be consistent with those analyzed in the 2016 MND.

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?				✓

### Plans, Policies, or Programs (PPP)

Refer to PPP 5.6-1 under Issue 5.6(a) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND analyzed energy impacts in Sections 3.3, *Air Quality*, and 3.7, *Greenhouse Gas Emissions*. The 2016 MND discussed that the previous project would comply with Title 24 Energy Efficiency Requirements and the *Western Riverside County Council of Governments Subregional Climate Action Plan* (CAP). Compliance with regulatory requirements would result in energy use reductions for the previous project. Therefore, the 2016 MND concluded that impacts related to energy would be less than significant.

### Proposed Project Impact Analysis

The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency.

The Project is required to comply with the California Title 24 Building Energy Efficiency Standards. As required by Municipal Code Section 8.05.010, California Energy Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements. As such, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur. Impacts would be consistent with those analyzed in the 2016 MND.

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## 5.7 GEOLOGY AND SOILS

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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
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the site was not located within an Alquist-Priolo Earthquake Fault Zone and no known faults underlie the site. As such, the 2016 MND concluded that the previous project would not expose people or structures to adverse effects related to ground rupture and impacts would be less than significant.

### Proposed Project Impact Analysis

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults cross the site. The closest major active faults to the Project site include the San Jacinto, San Andreas, and Elsinore among others. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture. Thus, impacts would not occur and would be consistent with those outlined in the 2016 MND.

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
Strong seismic ground shaking?			✓	

### 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.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site is located within a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the previous project. As a mandatory condition of approval, the previous project would be required to construct the proposed structures in accordance with the *California Building Standards Code* also known as *California Code of Regulations Title 24*. As such, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

As described by the 2016 MND, the Project site is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. However, all building additions would be required to be constructed in accordance with the California Building Code and Municipal Code Section 8.05.010, as outlined in PPP 5.7-1. With implementation of PPP 3.6-1, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

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
Seismic-related ground failure, including liquefaction?			✓	

### Plans, Policies, or Programs (PPP)

Refer to PPP 5.7-1 under Issue 5.7(a) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site's potential for exposure to liquefaction was considered low because the depth of groundwater was greater than 47 feet. The 2016 MND concluded that with adherence to California Building Code standards, impacts would be less than significant.

### Proposed Project Impact Analysis

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. For liquefaction to occur, the following conditions have to occur:

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

The Project site is identified by the Riverside County GIS database as being in an area with low susceptibility of liquefaction. Additionally, the existing buildings within the Project site would only slightly be expanded from the footprint analyzed in the 2016. All additions would be required to comply with measures set forth by the California Building Code, including as PPP 5.7-1. As such, impacts related to liquefaction would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.7(a4). 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?				✓

### Plans, Policies, or Programs (PPP)

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

#### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND discussed that the site was relatively flat and contained no slopes that may be subject to landslides. As such, the site was not considered susceptible to seismically induced landslides. As such, the 2016 MND concluded that no impacts would occur.

#### **Proposed Project Impact Analysis**

As discussed in the 2016 MND, the site is relatively flat and does not contain any slopes that may be subject to landslides. As such, the proposed Project is not susceptible to seismically induced landslides. As such, impacts related to landslides would not occur, and impacts would be consistent with those analyzed in the 2016 MND.

<b>Threshold 5.7(b). Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Result in substantial soil erosion or the loss of topsoil?			✓	

#### **Plans, Policies, or Programs (PPP)**

The following applies to the Project and would reduce impacts related to soil erosion. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

Refer to PPP 5.10-1 through PPP 5.10-4 in Section 5.10, Hydrology and Water Quality.

#### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND described that the site was heavily disturbed by human activities. However, erosion could occur during the previous project's grading phase. Reduction of erosion potential would be accomplished through implementation of a Storm Water Pollution Prevention Plan, which specifies best management practices for temporary erosion controls. With implementation of the Storm Water Pollution Prevention Plan, the 2016 MND concluded that impacts related to erosion would be less than significant.

## Proposed Project Impact Analysis

### Construction

Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Landscape removal that would be required for development of the 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 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 loss of topsoil, a Storm Water Pollution Prevention Plan was required by the City (as required by PPP 5.10-2) for construction of the previous project. The Storm Water Pollution Prevention Plan identified potential sources of erosion and sedimentation or loss of topsoil during construction and identified erosion control Best Management Practices to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, gravel bags, stabilized construction entrance/exit, and hydroseeding. These best management practices would be applicable to the proposed Project.

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 in the Storm Water Pollution Prevention Plan, construction impacts related to erosion and loss of topsoil would be less than significant.

### Operation

The Project includes removal and replacement of landscaping in multiple areas within the Project site. As described in Section 5.10, *Hydrology and Water Quality*, the hydrologic features of the Project have been designed to slow, filter, and retain stormwater on the development 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*, development of the previous project required the preparation of a Water Quality Management Plan, which would ensure that appropriate operational best management practices were and would continue to be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur during operation of the proposed Project.

Based on the analysis above, with implementation of PPP 5.10-2, impacts would be less than significant and consistent with those analyzed in the 2016 MND.



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)

Refer to PPP 5.7-1 under Issue 5.7(a) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND concluded that since the site is relatively flat and contains no slopes that may be subject to landslides, the previous project would also not be susceptible to lateral spreading. The MND stated that the Project site was considered susceptible to subsidence; however, compliance with the California Building Code would reduce impacts related to subsidence to less than significant.

Furthermore, the 2016 MND discussed that the Project site's potential for liquefaction and collapse was considered low because the depth of groundwater was more than 47 feet below ground surface.

### Proposed Project Impact Analysis

#### *Landslide*

As noted in the response to Issue 5.7(a)(4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not susceptible to landslides and impacts would not occur.

#### *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 5.7 (a) (4) above, the Project site is relatively flat and contains no slopes that may be subject to landslides. In addition, due to the low potential for liquefaction, the potential for lateral spreading is also considered low. Therefore, impacts related to lateral spreading would be less than significant.

#### *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 recompacting the soil so that it is able to support buildings and structures.

According to the Riverside County Map My County GIS platform, the Project site is considered “susceptible” to subsidence. However, construction of building additions would implement PPP 5.7-1, and impacts would be less than significant.

#### *Liquefaction*

As noted in the response to Issue 5.7(a)(3) above, the potential for exposure to liquefaction is considered low. With implementation of PPP 5.7-1, impacts would be less than significant.

#### *Collapse*

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted by the 2016 MND, the potential for collapse is considered low due to the depth of groundwater below the Project site. Therefore, with implementation of PPP 5.7-1, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

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?			✓	

#### **Plans, Policies, or Programs (PPP)**

Refer to PPP 5.7-1 under Issue 5.7(a) above.

#### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND describes that soils on the site consist of medium dense to very dense silty sands, with varying amounts of gravel and cobbles, and stiff to very stiff sandy silts. These soils are

considered to have a very low expansion potential. Therefore, with implementation of the California Building Code, the 2016 MND concluded that impacts were less than significant.

#### **Proposed Project 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.

As discussed in the 2016 MND, onsite soils are considered to have a very low expansion potential. Additionally, any additions to the existing buildings would comply with the California Building Code. Therefore, with implementation of PPP 5.7-1, impacts related to collapse would be less than significant and consistent with those analyzed in the 2016 MND.

<b>Threshold 5.7(e). Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				✓

#### **Plans, Policies, or Programs (PPP)**

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

#### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND described that the previous project did not include the use of septic tanks or alternative wastewater disposal systems and the previous project would install domestic sewer infrastructure to connect to the Jurupa Community Service District's existing sewer conveyance and treatment system. As such, the 2016 MND concluded that there would be no impacts.

#### **Proposed Project Impact Analysis**

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. Additionally, the Project would not extend existing sewer lines or construct new onsite sewer lines. As such, there are no impacts.

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?			√	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND describes that according to the Riverside County Geographic Information System, the Project site is located in an area with high potential for paleontological resources. Therefore, the 2016 MND included MM CR-4 and MM CR-5, which require paleontological monitoring and preparation of a paleontological treatment plan. The 2016 MND concluded that with implementation of MM CR-4 and MM CR-5, impacts would be less than significant.

*MM-CR-4: Paleontological Monitoring. A qualified paleontologist (the “Project Paleontologist”) shall be retained by the developer prior to the issuance of a grading permit. The Project Paleontologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential paleontological resources by project personnel. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-5 shall apply.*

(Not applicable to the proposed Project as the site is fully developed)

*MM-CR-5: Paleontological Treatment Plan. If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

(Not applicable to the proposed Project as the site is fully developed)

## Proposed Project Impact Analysis

### *Paleontological Resources*

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

While the Project site is mapped as being within an area of High A sensitivity, the Project site is a fully developed industrial property. Additionally, the proposed Project would not result in grading or earthwork that could potentially impact paleontological resources.

### *Unique Geologic Feature*

Unique geologic features are those that are unique to the field of Geology. Unique geologic features are not common in Jurupa Valley. The geologic processes that formed the landforms in Jurupa Valley are generally the same as those in other parts of the state. What makes a geologic unit or feature unique can vary considerably. A geologic feature is unique if it:

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a “type locality” (the locality where a particular rock type, stratigraphic unit or mineral species is first identified) of a geologic feature;
- Is a geologic formation that is exclusive locally or regionally;
- Contains a mineral that is not known to occur elsewhere in the City; or
- Is used as a teaching tool.

The Project site is a fully developed industrial property. As such, the proposed Project would not directly or indirectly destroy a unique geologic feature. As such, impacts would be less than significant and less significant than those analyzed in the 2016 MND.

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## 5.8 GREENHOUSE GAS EMISSIONS

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Threshold 5.8(a). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

### Plans, Policies, or Programs (PPP)

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

Refer to PPP 5.6-1 under Issue 5.6(a) above.

- PPP 5.8-1      As required by Municipal Code Section 9.283.010, *Water Efficient Landscape Design Requirements*, prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.
- PPP 5.8-2      As required by Municipal Code Section 8.05.010 (8), prior to issuance of a building permit, the Project proponent shall submit plans in compliance with the *California Green Building Standards*.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the previous project was estimated to generate approximately 4,618 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) per year, including amortized construction-related emissions, which was below the screening threshold of 10,000 MTCO<sub>2</sub>e per year. Therefore, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

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

South Coast Air Quality Management District has convened a greenhouse gas CEQA Significance Threshold Working Group to help lead agencies determine significance thresholds for GHG emissions when South Coast Air Quality Management District is not the lead agency. The last working group was held September 2010 (Meeting No. 15) and proposed a tiered approach, equivalent to the existing consistency determination requirements in CEQA Guidelines Sections 15064(h)(3), 15125(d), or 15152(a). The most recent proposal issued in Meeting No. 15 uses a tiered approach, Tier 1 to Tier 5, to evaluate potential greenhouse gas impacts from various uses. This assessment will apply the Tier 3: Numerical Screening Thresholds approach. Tier three consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and

are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project impact would be less than significant:

- Option 1: All land use types: 3,000 MT CO<sub>2</sub>e per year
- Option 2: Based on land use type: residential: 3,500 MT CO<sub>2</sub>e per year; commercial: 1,400 MT CO<sub>2</sub>e per year; or mixed use: 3,000 MT CO<sub>2</sub>e per year

Executive Order S-3-05's year 2050 goal is the basis of South Coast Air Quality Management District's draft Tier 3 screening level thresholds. The objective of the Executive Order is to contribute to capping worldwide CO<sub>2</sub> concentrations at 450 ppm, stabilizing global climate change. It should be noted that for projects where South Coast Air Quality Management District is the Lead Agency, the South Coast Air Quality Management District adopted a stationary source greenhouse gas significance threshold is 10,000 MTCO<sub>2</sub>e per year for industrial projects. This approach is also widely used by the City of Jurupa Valley and various other cities within the South Coast Air Basin, where South Coast Air Quality Management District is a permitting agency. Therefore, the threshold of 10,000 MT CO<sub>2</sub>e per year is utilized herein to determine the significance of greenhouse gas impacts. Additionally, the 2016 MND utilized the 10,000 MT CO<sub>2</sub>e threshold.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions, associated with the Project is provided in Table 5.8.1.

**Table 5.8.1: Total Project Greenhouse Gas Emissions**

Activity	Annual GHG Emissions (MTCO <sub>2</sub> e)
<b>Project Operational Emissions</b>	
Area	0
Energy	1,182
Mobile	2,940
Off Road	71
Stationary	52
Waste	211
Water	294
<b>Subtotal</b>	<b>4,750</b>
Amortized Construction Emissions	1
<b>Total Emissions</b>	<b>4,751</b>
Significance Threshold	10,000
<b>Threshold Exceeded?</b>	<b>No</b>

As the Project would emit GHG emissions less than 10,000 MTCO<sub>2</sub>e per year threshold, the Project would result in a less than significant impact. As such, impacts would be consistent with those analyzed in the 2016 MND.



Threshold 5.8(b). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

### Plans, Policies, and Programs

Refer to PPP 5.6-1, PPP 5.8-1, and PPP 5.8-2 under Issue 5.8(a) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the previous project was consistent with the Climate Change Scoping Plan because its individual greenhouse gas emissions are below screening thresholds and the previous project was required to implement greenhouse gas reduction measures including Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements. In addition, the City of Jurupa Valley was participating in the *Western Riverside County Council of Governments Subregional Climate Action Plan*. The greenhouse gas emissions generated by the previous project would not exceed the South Coast Air Quality Management District screening threshold of 10,000 MTCO<sub>2</sub>e per year; therefore, the previous project met the *Western Riverside County Council of Governments Subregional Climate Action Plan* reduction goal of 15% from year 2020 emissions, and the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

*The Climate Change Scoping Plan* was first approved by the California Air Resources Board in 2008 and must be updated every five years. *California's 2017 Climate Change Scoping Plan* was approved by the Board on December 14, 2017. The *Climate Change Scoping Plan* provides a framework for actions to reduce California's greenhouse gas emissions and requires the California Air Resources Board and other state agencies to adopt regulations and other initiatives to reduce greenhouse gas emissions. As such, the Climate Change Scoping Plan is not directly applicable to the Projects in many cases. The Project is not in conflict with the Climate Change Scoping Plan because its individual greenhouse gas emissions are below thresholds as described in the response to Issue 5.8 (a) above and the Project would implement such greenhouse reduction measures Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements.

In addition, the City of Jurupa Valley is a participant in the *Western Riverside County Council of Governments Subregional Climate Action Plan*. The specific goals and actions included in the

*Western Riverside County Council of Governments Subregional Climate Action Plan* that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new developments under the CALGreen Code, as required by City Municipal Code Section 8.05.010 (8), which would require that the new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. In addition, the City requires that all landscaping comply with water efficient landscaping requirements.

The implementation of these standards would result in water, energy, and construction waste reductions. In addition, as described above, the development of proposed Project would not exceed the GHG thresholds. Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases with implementation of PPP 5.6-1, PPP 5.8.1, and PPP 5.8-2 and no impacts would occur. Impacts would be consistent with those analyzed in the 2016 MND.

## 5.9 - HAZARDS AND HAZARDOUS MATERIALS

Threshold 5.9(a)	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?			✓	

### Plans, Policies, and Programs

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

- PPP 5.9-1      As required by Health and Safety Code Section 25507, if a future business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).  
A business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503, and business shall obtain approval from the Riverside County Department of Environmental Health prior to occupancy.

PPP 5.9-2      The Project would comply with California Code of Regulations Title 22 requirements relating to management of hazardous waste, generation of hazardous waste, transport of hazardous waste, and hazardous waste permitting.

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

#### *Existing Hazardous Materials*

The 2016 MND described that a Phase I Environmental Site Assessment prepared for the previous project site indicated that there were no known Recognized Environmental Conditions existing on the site. The Phase I indicated that the site was historically used for agriculture from the 1930s to the 1960s and there was some potential for pesticide residue. However, no immediate environmental concerns as a result of previous agricultural activities were evident.

#### *Construction Activities*

The 2016 MND described that typical hazardous wastes that may be present during construction activities of the previous project included:

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

#### *Operational Activities*

The 2016 MND described that the previous project would include the operation of three industrial buildings, but no end users were identified at the time the 2016 MND was written. The buildings would be operated as an industrial or service commercial use pursuant to the permitted and conditionally permitted uses allowed in the Manufacturing-Heavy (M-H-5) Zone. As such, the 2016 MND concluded that impacts would be less than significant.

### **Proposed Project Impact Analysis**

#### *Construction*

Construction of the additions to the existing buildings would include the use of heavy equipment which would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling,

transportation, or spills associated with future development that would be a reasonably consequence of the development of the Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the U.S. Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Based on the analysis above, a less than significant impact would occur.

#### *Operation*

Operation of the proposed Project has the potential to result in the transport, use, and disposal of hazardous materials. Materials brought into the recycling and organics facility could potentially contain hazardous materials. In accordance with CCR Title 22, included as PPP 5.9-2, a hazardous waste load checking program would be implemented at the facility to detect and properly handle liquid, hazardous, radioactive, electronic waste, and/or special wastes (infectious wastes, dead animals, and sludge) that have been inadvertently received. Hazardous wastes would be manifested, containerized, inventoried, temporarily stored in a Hazardous Waste Locker, and transported off-site to a permitted disposal facility in accordance with local, state, and federal laws. Electronic waste, if applicable, is hauled to an e-waste processor for recycling. With implementation of PPP 5.9-2 and compliance with applicable local, state, and federal laws, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. As such, impacts would be less than significant. And consistent with those analyzed in the 2016 MND.

Threshold 5.9(b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

#### **Plans, Policies, and Programs**

Refer to PPP 5.9-1 and PPP 5.9-2 under Issue 5.9(a) above.

#### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND described that accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the previous project and were not reasonably foreseeable. The use of hazardous materials on the site during previous construction was a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Therefore, the 2016 MND concluded that impacts would be less than significant.

### **Proposed Project Impact Analysis**

#### *Construction*

Heavy equipment that would be used during construction of the Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during standard construction activities would be less than significant with compliance with existing state and federal regulations.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the U.S. Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. With compliance to applicable regulations, construction of additions would not 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. As such, impacts would be less than significant.

#### *Operation*

Materials brought into the recycling and organics facility could potentially contain hazardous materials. In accordance with California Code of Regulations Title 22, included as PPP 5.9-2, a hazardous waste load checking program would be implemented at the facility to detect and properly handle liquid, hazardous, radioactive, electronic waste, and/or special wastes (infectious wastes, dead animals, and sludge) that have been inadvertently received. Hazardous wastes would be manifested, containerized, inventoried, temporarily stored in a Hazardous Waste Locker, and transported off-site to a permitted disposal facility in accordance with local, state, and federal laws. Proper containerization of hazardous wastes and storage in a Hazardous Waste Locker would limit potential for accident conditions involving the release of hazardous materials into the environment. Electronic waste, if applicable, is hauled to an e-waste processor for recycling. With implementation of PPP 5.9-2 and compliance with applicable local, state, and federal laws, the Project would not 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. As such, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.9(c)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

#### Plans, Policies, or Programs (PPP)

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

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

The 2016 MND described that there are no schools located within 0.25 mile of the Project site. The nearest school is the Mission Bell Elementary School, located approximately 0.5 mile northeast of the Project site. Therefore, the 2016 MND concluded that impacts would be less than significant.

#### Proposed Project Impact Analysis

As discussed in the 2016 MND, the closest school to the Project site is Mission Bell Elementary School, which is located at 4020 Conning St, Riverside, CA 92509, approximately 0.5 mile from the Project site. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and impacts would be less than significant. Impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.9 (d)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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,				✓

Threshold 5.9 (d)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would it create a significant hazard to the public or the environment?				

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site was not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. As such, no impacts would occur.

### Proposed Project Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with CEQA requirements in providing information about the location of hazardous materials release sites pursuant to Government Code Section 65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database.
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of “active” CDO and CAO from Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

The Project site is not listed on the HAZNET, NPDES, CIWQS, FINDS, and ECHO databases. No impacts would occur.



Threshold 5.9(e). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
<i>Significance Criteria:</i> The project is located within a compatibility zone of the Flabob Airport, Riverside Municipal Airport and does not meet the <i>Compatibility Criteria for Land Use Actions</i> identified in the applicable Airport Land Use Compatibility Plan for the airport.				

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site was not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is Ontario International Airport located approximately 4 miles northwest of the Project site. Therefore, the 2016 MND concluded that no impact would occur.

### Proposed Project Impact Analysis

As described in the 2016 MND, the closest airport to the Project site is Ontario International Airport located approximately 4 miles northwest of the Project site. Therefore, the Project is not located within an airport land use plan or within two miles of a public airport or public use airport, and the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. As such, no impacts would occur and impacts would be consistent with those analyzed in the 2016 MND.

*Level of Significance:* No impact.

Threshold 5.9 (f). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that access to the previous project was proposed from San Sevaine Way and Bain Street. Additionally, the Project site did not contain any emergency facilities or serve as an emergency evacuation route. During construction and long-term operation, the previous project would be required to maintain adequate emergency access for emergency vehicles via San Sevaine Way, Bain Street, and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Therefore, the 2016 MND concluded that because the previous project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant.

### Proposed Project Impact Analysis

Access to the proposed Project would be from an entrance on Serrano Drive, off of San Sevaine Way and a driveway on Bain Street. During construction and long-term operation, the previous project would be required to maintain adequate emergency access for emergency vehicles via San Sevaine Way, Bain Street, and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Therefore, the proposed Project would not interfere with an adopted emergency response or evacuation plan, and impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.9(g). Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

### Plans, Policies, or Programs (PPP)

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

## Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that according to the Riverside County Geographic Information System, the Project site is not located within a high wildfire hazard area. Therefore, the 2016 MND concluded that development of the previous project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and no impact would occur.

### Proposed Project Impact Analysis

As described in the 2016 MND, the Project site is not located within a high wildfire hazard area. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and no impact would occur. As such, impacts would be consistent with those analyzed in the 2016 MND.

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## 5.10 HYDROLOGY AND WATER QUALITY

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Threshold 5.10 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	

### Plans, Policies, or Programs (PPP)

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

- PPP 5.10-1 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)*, any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

- PPP 5.10-2 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)*, any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.
- PPP 5.10-3 As required by Municipal Code Chapter 6.05.050, *Storm Water/Urban Runoff Management and Discharge Controls, Section C*, new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:
- (1) Increase permeable areas by leaving highly porous soil and low-lying area undisturbed by:
    - (a) Incorporating landscaping, green roofs and open space into the project design;
    - (b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and
    - (c) Incorporating detention ponds and infiltration pits into the project design.
  - (2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:
    - (a) Installing rain-gutters oriented towards permeable areas;
    - (b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and
    - c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.

(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.

(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.

PPP 5.10-4 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section E, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

PPP 5.10-5 As required by Municipal Code Chapter 6.65.030, General Requirements for an Approval and Construction Permit, Section B, sewage effluent must be disposed according to the minimum standards of the most recent edition of the California Plumbing Code.

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

As described in the 2016 MND the Project site was designed to accommodate drainage as follows: Drainage Area A will drain into a 6,000 square foot surface basin located in the southern portion of the site; Drainage Areas B and C will drain into a set of Storm Capture modules. Drainage Area B runoff will be contained within the Storm Capture modules. Drainage Area C would flow through a swale and a small basin located south of Building 3. This basin would be used as a low point to collect the runoff; and Drainage Area D would discharge into two ditches that will drain runoff into a set of Storm Capture modules.

### **Construction**

The 2016 MND described that construction of the previous project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely impact water quality. However, pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of Jurupa Valley, the previous project was required to obtain a National Pollutant

Discharge Elimination System Municipal Stormwater permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

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

#### *Operation*

The 2016 MND described that stormwater pollutants commonly associated with the type of land uses that could occupy the previously proposed buildings include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compound, bacteria and viruses, oil and grease, and pesticides. However, pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan is required for managing the quality of stormwater or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A Water Quality Management Plan describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by stormwater or urban runoff. Therefore, the 2016 MND concluded that with preparation of a Storm Water Pollution Prevention Plan and Water Quality Management Plan, the previous project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality and impacts would be less than significant.

### **Proposed Project Impact Analysis**

#### *Construction*

Construction of the proposed additions to the three existing onsite buildings would not impact an acre of land. As such, the proposed Project would not be required to prepare a Storm Water Pollution Prevention Plan. However, the Project would implement Best Management Practices during construction of the additions as outlined in the 2016 MND. With implementation of these Best Management Practices, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality and impacts would be less than significant.

#### *Operation*

As described in the 2016 MND, stormwater pollutants commonly associated with the type of land uses that will occupy the Project site include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides. However, pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan is required for managing the quality of stormwater or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The proposed Project would include the Best Management Practices from the previous project's Water Quality Management Plan. As described by the 2016 MND, Drainage Area A will drain into a 6,000 square foot surface basin located in the southern portion of the site; Drainage Areas B and C will drain into a set of Storm Capture modules. Drainage Area B runoff will be contained within the Storm Capture modules. Drainage Area C would flow through a swale and a small basin located south of Building 3. This basin would be used as a low point to collect the runoff; and Drainage Area D would discharge into two ditches that will drain runoff into a set of Storm Capture modules. The proposed Project would not impact the existing drainage modifications within the Project site. As such, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality and impacts would be less than significant. Impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.10 (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

#### Plans, Policies, or Programs (PPP)

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

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

According to the 2016 MND, water service would be provided to the site by the Jurupa Community Services District ("District"). According to the District's *2015 Urban Water Management Plan*, the District's primary source of potable water is local groundwater from the Chino Groundwater Basin, which is pumped from wells located throughout the District's service area. The District also pumps non-potable groundwater from the Chino Basin and the Riverside



(south) Basin. In addition to these groundwater sources, the District also purchases potable water from Rubidoux Community Services District.

The District is also a member of the Chino Desalter Authority, a Joint Powers Authority, which allows them to obtain Chino Basin groundwater treated by the Chino I and Chino II Desalters. Lastly, the District is partner to a conjunctive-use program with the City of Ontario for an indirect connection to Metropolitan Water District (DYY program). This diverse portfolio provides the District with a relatively stable and reliable water supply, even when environmental conditions are exceptionally dry. To ensure reliability in the future, the District intends to further diversify its supplies by partnering with the local wholesale supplier, Western Municipal Water District to obtain a direct connection to an imported water supply. Thus, the previous project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The 2016 MND discussed that development of the previous project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. Therefore, the 2016 MND concluded that the previous project would have a less than significant impact on groundwater recharge in the areas of the Chino Groundwater Basin that are managed for groundwater recharge, since the Project site is not within a recharge area.

#### Proposed Project Impact Analysis

As described in the 2016 MND, water service would be provided to the Project site by the Jurupa Community Services District and the District's primary source of potable water is local groundwater from the Chino Groundwater Basin. According to the California Department of Water Resources, the Chino Groundwater Basin is not in a state of critical overdraft due to "excessive" pumping.

Development of the proposed Project would slightly increase impervious surface coverage on the site. However, onsite stormwater would drain to the existing infiltration/detention basin located at the southeastern tip of the Project site along Bain Avenue. The basin would filter stormwater prior to its infiltration into site soils. Thus, the proposed Project would result in less than significant impacts to groundwater supplies and recharge, and impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.10 (c)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

Threshold 5.10 (c)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?			✓	

### Plans, Policies, Programs (PPP)

Refer to PPP 5.10-1 through 5.10-4 under Issue 5.10(a) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that development of the previous project would increase impervious surface coverage on the site and increase surface runoff. The site would contain four (4) drainage areas, A, B, C, and D which will drain runoff flows as described below:

- Drainage Area A will drain into a 6,000 square foot surface basin located in the southern portion of the site.
- Drainage Areas B and C will drain into a set of Storm Capture modules. Drainage Area B runoff will be detained within the Storm Capture modules. Drainage Area C will flow through a swale and a small basin located south of Building No. 3. This basin will be used as a low point to collect the runoff.
- Drainage Area D will discharge into two ditches that will drain runoff into a set of Storm Capture modules.

All of the drainage areas would discharge into three storm drain pipes that would collect all of the runoff before discharging into the San Sevaine Channel. The increased runoff from development would not substantially alter the former drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation, flooding, or additional sources of runoff on or offsite. Therefore, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

Development of the proposed Project would slightly increase impervious surface coverage on the site. However, onsite stormwater would drain to the existing infiltration/detention basin located at the southeastern tip of the Project site along Bain Avenue. The proposed Project would not result in any significant changes to the drainage plan proposed by the previous project. The proposed basin and drainage facilities have been designed to meet the City's drainage requirements to accommodate storm flows.

Based on the design of the Project's stormwater management system as described above and with implementation of PPP 5.10-1 through 5.10-4, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.10 (d)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓

### Plans, Policies, Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the site was not located within a designated flood plain based upon a review of Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 06065C00196. The map identified the site as being located within Flood Zone X, which is defined as an "area of minimal flood hazard." Therefore, the 2016 MND concluded that no impacts related to flooding would occur.

The 2016 MND discussed that the Pacific Ocean is located more than 30 miles from the Project site; consequently, there was no potential for tsunamis to impact the previous project. The nearest large body of surface water to the site is Lake Mathews, located approximately 12 miles to the south. Due to the distance of Lake Mathews from the Project site, a seiche in Lake Mathews would have no impact on the previous project. As such, the 2016 MND concluded that impacts related to tsunami and seiche would not occur.

### Proposed Project Impact Analysis

As described in the 2016 MND, according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 06065C0019G, the Project site is located within Flood Zone X. Therefore, the Project site would not be exposed to flooding. Additionally, the Project site is located more than 30 miles from the Pacific Ocean. Therefore, the Project site is not located within a tsunami zone. Additionally, as discussed in the 2016 MND, the closest large body of water is Lake Mathews, located approximately 12 miles to the south. Therefore, the Project site is not at risk for inundation by seiche. Therefore, no impacts related to flooding, tsunami, or seiche would occur and impacts would be consistent with those analyzed in the 2016 MND.

Threshold 5.10 (e)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

### Plans, Policies, Programs (PPP)

Refer to PPP 5.10-1 through 5.10-4 under Issue 5.10(a) above.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the previous project would not result in significant impacts related to the degradation of water quality or recharge of the Chino Groundwater Basin. As such, the previous project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

### Proposed Project Impact Analysis

As described previously, the proposed Project would be required to comply with the Santa Ana River Basin Water Quality Control Program. The Project would implement Best Management Practices as outlined in the 2016 MND in order to limit potential pollutants from runoff during construction-related activities. Additionally, the Project would not impact the existing operational Best Management Practices, including the existing retention basin. Adherence to existing Best Management Practices would ensure that all potential pollutants of concern would be prevented or minimized.

Based on the analysis above, with implementation of PPP 5.10-1 through PPP 5.10-4, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

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## 5.11- LAND USE AND PLANNING

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Threshold 5.11 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide a community?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site is approximately 18.7 gross acres in size and is located in an area characterized by industrial development, with some residential development. To the north, the site is bordered by industrial development and the Glen Avon Fire Station No. 17. To the east there are single-family residences. To the south, the site is bordered by vacant land and the San Sevaine Channel. To the west, the site is bordered by the San Sevaine Channel, industrial development, and a railyard. Therefore, the 2016 MND concluded that no impacts would occur with respect to dividing an established community.

### Proposed Project Impact Analysis

The proposed Project would include additions to the three existing industrial buildings within the Project site. The Project would not include any structures or roadways, which would physically divide a community. The site would be developed consistent with the existing General Plan land use and zoning designations. As such, no impacts would occur with respect to dividing an established community and impacts would be consistent with those analyzed in the 2016 MND.

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?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the previous project would include shell industrial buildings totaling 328,130 square feet in size. No end users were identified at the time the MND was written. The General Plan land use designations on the Project site was Light Industrial (LI). The previous project would not conflict with any applicable goals, objectives, and policies of the Jurupa Valley *General Plan* or the Jurupa Valley Zoning Ordinance. Additionally, the previous project was determined to not conflict with any applicable policy document, including the *Western Riverside County Multiple Species Habitat Conservation Plan*, the *Santa Ana River Basin Water Quality Control Program*, the *Air Quality Management Plan*, or the Western Riverside Council of Governments' *Climate Action Plan*. The purpose of these plans is to avoid or mitigate an environmental effect. Therefore, the 2016 MND concluded that the previous project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts would be less than significant.

### Proposed Project Impact Analysis

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable goals, objectives, and policies of the Jurupa Valley General Plan or the Jurupa Valley Zoning Ordinance. Additionally, the Project would not conflict with any applicable policy document, including the *Western Riverside County Multiple Species Habitat Conservation Plan*, the *Santa Ana River Basin Water Quality Control Program*, the *Air Quality Management Plan*, or the *Climate Action Plan*.

In conclusion, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts would be less than significant. As such, impacts would be consistent with those analyzed in the 2016 MND.

## 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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that no mineral resource extraction activity was known to have ever occurred on the Project site. According to the mapping conducted by the California Geotechnical Survey, which maps areas known as Mineral Resource Zones (MRZs), the Project site was mapped within MRZ-3, which is defined as “areas with no known significant mineral deposits.” Therefore, the 2016 MND concluded that impacts would not occur.

### Proposed Project Impact Analysis

As discussed in the 2016 MND, the Project site is within MRZ-3 and does not contain any known significant mineral deposits. As such, the Project would not 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, and no impacts would occur. Impacts would be consistent with those analyzed in the 2016 MND.



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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the *Jurupa Valley General Plan* does not identify any locally important mineral resource recovery sites onsite or within close proximity to the Project site, nor are there any mineral resource recovery operations located onsite or in the surrounding area. Therefore, the 2016 MND concluded that no impacts would occur.

### Proposed Project Impact Analysis

The Project site is fully developed with three industrial warehouses and associated infrastructure. As described in the 2016 MND, the *Jurupa Valley General Plan* does not identify any locally important mineral resource recovery sites onsite or within close proximity to the Project site, nor are there any mineral resource recovery operations located onsite or in the surrounding area. Therefore, the Project would not 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, and no impacts would occur. Impacts would be consistent with those analyzed in the 2016 MND.

## 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?			✓	

## Plans, Policies, or Programs (PPP)

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

- PPP 5.13-1 As required by Jurupa Valley Municipal Code Section 11.05.020 (9), private construction projects located within 0.25 mile from an inhabited dwelling shall not perform construction between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.
- PPP 5.13-2 As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05.060.

## Project Design Features (PDF)

No Project Design Features were applied to the Project relating to this issue.

## 2016 MND Impact Analysis

### *Overview of the Existing Noise Environment*

The 2016 MND described that the primary noise sources near the Project site were vehicular traffic along San Sevaine Way and Union Street, activity at the rail yard to the west of the site, and operations at the industrial yard to the southeast of the site. Ambient noise levels in 2016 ranged from 72.3 dBA CNEL to 85.6 dBA CNEL.

### *Short Term Construction Noise Impact Analysis*

The 2016 MND described that construction of the previous project would result in potential noise impacts to nearby sensitive receptors at the residential homes to the east of the site. As described in the MND, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet. Temporary noise increases would be greatest during the grading, building construction, and paving phases. Noise modeling for the 2016 MND indicated that the use of construction equipment such as graders, tractors, and dozers could expose the industrial use located approximately 437 feet to the north of the center of the site to a combined noise level of 66.2 dBA Lmax. Construction equipment could expose the commercial office use located approximately 980 feet to the north of the site to noise levels up to 59.2 dBA and could expose the single-family residences located approximately 877 feet to the east to noise levels up to 60.5 dBA. Construction noise would not exceed the 75 dBA standard for

industrial use or the 65 dBA standard for commercial office use. However, construction noise would exceed the City's standard of 55 dBA for single family residential use.

Per Section 11.10.020 of the Jurupa Valley Municipal Code, construction activities occurring between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between 7:00 p.m. and 6:00 p.m. during the months of October through May are exempt from noise standards.

Regardless of the previous project's consistency with the *City's Noise Ordinance* as described above, the MND stated that construction activities on the site, especially those involving heavy equipment, would expose the single-family residences located approximately 877 feet to the east to noise levels up to 60.5 dBA which would exceed the exterior noise level for residential uses of 55 dBA CNEL. Therefore, the 2016 MND required additional noise attenuation measures are incorporated into the previous project's construction plans to minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible. With these measures, the 2016 MND concluded that impacts from construction would be less than significant.

#### *Operational Noise Impact Analysis*

As established by the *General Plan Policy N.12, Table N-2, Stationary Sources Land Use Standards*, project-related noises, as projected to any portion of any surrounding property containing a habitable dwelling, hospital, school, library or nursing home, shall not exceed 65 equivalent level dBA between 7 a.m. and 10 p.m. or 45 dBA between 10 p.m. and 7:00 a.m. for a cumulative period of more than ten minutes per hour. The project is subject to this requirement. It should be noted that these are only preferred standards; final decision will be made by the Planning Department, Planning Commission, or City Council through the project review process. The 2016 MND described that the major source of additional noise is expected to be generated by traffic to and from the site. A substantial increase in ambient noise is an increase that is *barely perceptible* (3 dBA). Traffic noise levels would not increase more than 3 dBA as a result of the previous project.

Although the traffic noise generated by the previous project was less than significant, because the project consisted of "shell" buildings with no end uses identified at that time, MM-NOI-1 was required to ensure that on-site operational noise from industrial activities does not exceed noise thresholds. Therefore, the 2016 MND concluded that operational noise impacts would be less than significant.

#### **2016 MND Mitigation Measures**

*MM-NO-1: Final Acoustical Clearance:* Prior to issuance of an occupancy permit for any building, a proposed occupant shall provide evidence that the business operations shall be consistent with the noise limitations as set forth in *General Plan Policy N.1.2* and *Jurupa Valley Municipal Code Section 11.10.040*. Clearance may be in the form of specific tenant improvement plans, details of operational, characteristics, technical memorandum or report, or acoustical report as deemed necessary by the Planning Director.

(Applicable to the proposed Project and implemented through the analysis below).

### Proposed Project Impact Analysis

The City's criteria for determining if noise results in a significant CEQA impact is described in Table 5.13.1.

**Table 5.13.1: Significance Criteria Summary**

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site	Noise-Sensitive	If ambient is < 65 dBA CNEL <sup>1</sup>	Project plus ambient > 65 dBA CNEL and a ≥ 3 dBA CNEL Project increase <sup>2</sup>	
	Non-Noise-Sensitive	If ambient is < 70 dBA CNEL <sup>1</sup>	Project plus ambient > 70 dBA CNEL and a ≥ 3 dBA CNEL Project increase <sup>2</sup>	
Operational	Noise-Sensitive	Exterior Noise Level Standards <sup>2</sup>	65 dBA L <sub>eq</sub>	45 dBA L <sub>eq</sub>
		If ambient is > 65 dBA L <sub>eq</sub> <sup>1</sup>	≥ 3 dBA L <sub>eq</sub> Project increase <sup>2</sup>	
		Vibration Level Threshold <sup>2</sup>	0.2 in/sec PPV	
Construction	Noise-Sensitive	Limit typical construction activities to weekdays between 7:00 a.m. and 6:00 p.m. Limit grading, demolition, pile driving to weekdays between 9:00 a.m. and 3:00 p.m. <sup>3</sup>		
		Noise Level Threshold <sup>4</sup>	80 dBA L <sub>eq</sub>	70 dBA L <sub>eq</sub>
		Vibration Level Threshold <sup>2</sup>	0.2 in/sec PPV	

<sup>1</sup> City of Jurupa Valley General Plan Noise Element Policy NE 1.5 and Figure 7-3 *normally acceptable* noise exposure.

<sup>2</sup> City of Jurupa Valley noise related CEQA thresholds.

<sup>3</sup> City of Jurupa Valley Municipal Code, Section 11.05.020.(9).

<sup>4</sup> Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.; "PPV" = Peak Particle Velocity

### Sensitive Land Uses in the Project Vicinity

Noise-sensitive land uses are generally considered to include schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Moderately noise sensitive land uses typically include multi-family dwellings, hotels, motels, dormitories, outpatient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs.

The closest sensitive land use is located at the residence across Bain Street, located approximately 150 feet east of the Project site.

### Construction

The closest sensitive receptor is the residence located approximately 150 feet to the east of the Project site. The proposed Project would construct a 6,560 square foot expansion to Building 2, additional silos, piping bridges, and awnings. However, proposed construction would be significantly less intensive than construction of the previous project as analyzed by the 2016 MND. Primarily, there would not be any grading during Project construction, which would reduce

construction noise impacts from those analyzed. Additionally, the existing 6-foot to 20-foot high walls would provide noise attenuation by for any noise associated with Project construction.

In addition, per Section 11.05.020 (9) of the Municipal Code, construction activities occurring between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between 7:00 a.m. and 6:00 p.m. during the months of October through May are exempt from noise standards. The Project construction would occur within these exempt hours; and therefore, would comply with the Municipal Code regulation. Therefore, construction related noise impacts would be less than significant.

### *Operations*

The primary source of noise associated with the operation of the proposed project would be from vehicular and truck trips to and from the Project site. Secondary sources of noise would include new stationary sources (such as loading dock noise and heating, ventilation, and air conditioning units) associated with the industrial uses. The facility would operate 24 hours a day and would typically receive material during a 12-hour period from 6:00 a.m. to 6:00 p.m. Operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking. Operational noise at loading docks would include back up alarms, forklift sounds, radio noise, truck doors, and employees talking, among others. However, Project buildings and loading docks are set back from the corner of the site closest to the sensitive receptor.

Noise levels for typical industrial operations can be analyzed through comparison with similar existing uses. The reference noise level at 50 feet from parking lot vehicle movements is typically 41.7 dBA Leq for an industrial/warehouse development. The reference noise level at a distance of 50 feet for typical rooftop air conditioning units is 57.2 dBA Leq. Typical industrial loading dock operations create a reference noise level of 62.8 dBA Leq at 50 feet (Urban Crossroads 2019).

Using these reference noise levels to represent project operations, the estimated operational noise levels that are expected to be generated at the Project site and experienced at the sensitive receiver location across Bain Street were calculated. The closest distance from a sensitive receiver to a loading dock would be approximately 475 feet between the loading dock in Building 1 and the existing single-family residence to the east of the Project site. Typically, noise levels decrease at a rate of 6 dBA for each doubling of distance. Therefore, at a distance of 475 feet, noise from the loading docks would be a maximum of 44.8 dBA, which is below the Jurupa Vally Municipal Sound Level Standard for residential uses of 55 dBA for daytime hours and 45 dBA for nighttime hours. Furthermore, operational noise would be reduced even further due to attenuation from the existing concrete walls surrounding Project buildings. Air conditioning units, including noise associated with these units, would comply with all local, state, and federal regulations, which would be verified through the City's permitting process. Furthermore, noise from open air loading docks, parking lot movements, and air conditioning units would be intermittent in nature and noise levels would vary throughout the day. Overall, the maximum noise levels during operation of the Project would be 44.8 dBA Leq.

Additionally, as discussed further in Section 5.17, Transportation, the proposed Project's operations would result in fewer truck trips than analyzed by the 2016 MND. Therefore, impacts related to noise from traffic would be less than those analyzed in the 2016 MND.

Therefore, the proposed noise at the Project site complies with the noise standards for surrounding land uses set forth in the City and impacts related to operational noise would be less than significant. Impacts would be consistent with those analyzed in the 2016 MND.

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?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

#### Construction

The 2016 MND described that construction of the previous project did not utilize any pile driving, rock blasting, or rock crushing equipment. According to Caltrans, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV inch/second. Primary sources of vibration during construction would be bulldozers. A large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 15 feet a bulldozer would yield a worst-case 0.027 PPV inch/second which is within the threshold of perception and below any risk or architectural damage. Based on the noise study conducted for the previous project, vibration from use of heavy construction equipment for the previous project would be below the thresholds to cause damage to nearby structures and would result in a less than barely perceptible vibration level.

#### Operation

The 2016 MND described that typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The site consisted of 18.79 acres and does not have rail access nor is a major transportation facility or roadway. Therefore, the operational impacts associated with groundborne vibration would be less than significant at nearby sensitive uses.

## Proposed Project Impact Analysis

### Construction

Ground-borne vibration can be generated from construction activities such as blasting, pile driving, and operating heavy earthmoving equipment. Construction of the proposed Project would involve grading, site preparation, and construction activities but would not involve the use of construction equipment that would result in substantial ground-borne vibration or ground-borne noise on properties adjacent to the Project site. No pile driving or blasting are proposed, and the site is relatively level and fully developed, so grading activities are not required. Thus, construction of the Project would not generate significant effects relating to construction vibration.

### Operation

As described in the 2016 MND, typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. Trucks traveling within the Project site during operations would not travel at high speeds. As such, the Project does not include any activities or equipment that would generate substantial ground-borne noise and vibration. Therefore, the Project would not result in the exposure of persons to or generation of excessive ground-borne noise and vibration, and impacts would be less than significant and consistent with those analyzed in the 2016 MND.

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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Project site is not located within an airport land use plan or within two miles of a public airport or private airport. The nearest airport was Ontario International Airport located approximately 4 miles northwest of the Project site. Therefore, the 2016 MND concluded that no impacts would occur.



### Proposed Project Impact Analysis

As described in the 2016 MND, the closest airport is Ontario International Airport located approximately 4 miles northwest of the Project site. According to Ontario International Airport Land Use Compatibility Plan Map 2-3, the Project site is not within a noise impact zone for Ontario International Airport. As such, the Project would not expose people residing or working in the project area to excessive noise levels and no impacts would occur. Impacts would be consistent with those analyzed in the 2016 MND.

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## 5.14 POPULATION AND HOUSING

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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)?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the previous project would not directly result in population growth because it did not propose any residential dwelling units. Additionally, industrial buildings of the size proposed by the previous project would not create an additional need for housing, thus increasing the overall population of the City as the City's job/housing balance has a surplus of housing in relation to jobs. No additional water or sewer infrastructure would be needed to serve the previous project other than connection to the existing water and sewer lines. In addition, no other infrastructure (e.g. roadways, drainage, utilities) need to be extended to serve the Project site. Therefore, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project 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.). Based on the *Transfer/Processing Reports* prepared by Clements Environmental, operation of the proposed Project would require approximately 135 employees. 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.

The Project is already connected to the existing sewer and water mains within the roadways adjacent to the site. No additional infrastructure would be needed to serve the Project and extensions of infrastructure into unserved areas would not occur.

In addition, the analysis in Section 5.15, Public Services, of this IS/MND demonstrates that the public service provider's ability to provide services would not be reduced with implementation of the Project. Based on the above analysis, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the site did not contain any residential units. Therefore, the 2016 MND concluded that the previous project would not displace a substantial number of existing housing or people, nor would it necessitate the construction of replacement housing elsewhere and no impacts would occur.

### Proposed Project Impact Analysis

The Project site is currently developed with three industrial buildings and associated infrastructure and does not contain any residential units. Therefore, the Project would not displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere and no impacts would occur. Impacts would be consistent with those analyzed in the 2016 MND.

## 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?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

### 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.

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND described that the Riverside County Fire Department provides fire protection services to the area. The previous project would be primarily served by the Glen Avon Fire Station No. 17, an existing station located at 10400 San Sevaine Way adjacent to the northern boundary of the site.

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

Furthermore, the previous project was required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for fire protection services. Payment of the Development Impact Fee would ensure that the previous project provided fair share funds for the additional public services, including fire protection services to offset the incremental increase in the demand for fire protection services. Therefore, the 2016 MND concluded that impacts related to fire protection would be less than significant.

### **Proposed Project Impact Analysis**

As described in the 2016 MND, the Riverside County Fire Department provides fire protection services to the area. The Project site would be primarily served by the Glen Avon Fire Station No. 17, an existing station located at 10400 San Sevaine Way, adjacent to the northern boundary of the Project site.

Development of the Project would not result in any increased demand for fire protection services beyond what was analyzed in the 2016 MND. Additionally, the addition to Building 2 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 and provide fire sprinklers. As such, the Project would be consistent with impacts analyzed in the 2016 MND and impacts related to fire protection would be less than significant.

## **POLICE PROTECTION**

### **Plans, Policies, or Programs (PPP)**

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

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND described that the Riverside County Sheriff's Department provides community policing to the area via the Jurupa Valley Station located at 7477 Mission Boulevard. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people. The previous project would not increase the overall population of the City or impact the minimum level of service standard of 1.0 deputy per 1,000 people.

However, the 2016 MND discussed that the previous project would increase the demand for police protection services. The previous project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for public services, including police protection services. Payment of the Development Impact Fee would ensure the previous project provided its fair share of funds for additional police protection services to offset the incremental increase in the demand that would be created by the previous project. Therefore, the 2016 MND concluded that impacts related to police protection would be less than significant.

### **Proposed Project Impact Analysis**

As discussed in the 2016 MND, the Project site would be served by the Riverside County Sheriff's Jurupa Valley Station, located approximately 4.4 roadway miles from the Project site. Development of the Project would not result in any increased demand for police protection services beyond what was analyzed in the 2016 MND. As discussed in Section 5.14, Population and Housing, the Project would require 135 employees. As such, the proposed Project would not require the provision of additional sheriff deputies per the Department's level of service standard. As such, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

### **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 any 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.

### **2016 MND Impact Analysis**

The 2016 MND described that the previous project would not generate additional students to be served by the Jurupa Unified School District. However, the previous project was 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. Therefore, the 2016 MND concluded that impacts would be less than significant.

### **Proposed Project 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 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 would be less than significant and consistent with those analyzed in the 2016 MND.

## **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.

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND describes that the previous project would 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 would reduce any indirect impacts

related to parks. As such, the 2016 MND concluded that impacts related to parks would be less than significant.

#### **Proposed Project Impact Analysis**

As discussed in Section 5.14, Population and Housing, the Project would require employment of 135 employees. However, the Project would not create an additional need for housing and would not directly increase the population of the City and generate the additional need for parkland. Additionally, the Project would be consistent with impacts identified by the 2016 MND and impacts would be less than significant.

#### **OTHER PUBLIC FACILITIES**

##### **Plans, Policies, or Programs (PPP)**

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

##### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND described that development of the previous 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 previous project was required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing public services. Therefore, the 2016 MND concluded that impacts would be less than significant.

#### **Proposed Project Impact Analysis**

As described in Section 5.17, above, the Project would require the employment of 135 employees. However, the Project would not create an additional need for housing and would not directly increase the population of the City or generate demand for additional public services, including public health services and library services. As such, impacts related to other public services would be less than significant. And consistent with those analyzed in the 2016 MND.

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## **5.16 RECREATION**

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Threshold 5.16 (a)	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?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND discussed that the three industrial buildings would not create an additional need for housing thus increasing the overall population of the City and increasing the use of existing public park facilities or the modification of existing parks or modification of new park facilities offsite. In addition, the previous project did not propose any recreational facilities. Therefore, the 2016 MND concluded that impacts related to recreational facilities would be less than significant.

### Proposed Project Impact Analysis

As discussed in Section 5.14, Population and Housing, operation of the Project would require the retention of 135 employees. The Project would not cause a substantial physical deterioration of any park facilities or 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. Hence, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.16 (b)	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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND discussed that the previous project did not include 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 were proposed as part of the previous project. Therefore, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

The proposed Project does not include 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. Therefore, impacts to parks and recreational facilities would not occur and the Project's impacts would be consistent with those analyzed in the 2016 MND.

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## 5.17 TRANSPORTATION

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Threshold 5.17 (a)	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?			✓	

### Plans, Policies, or Programs (PPP)

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

PPP 5.17-1 The Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) pursuant to Chapter 3.70 of the Municipal Code.

PPP 5.17-2 As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND described that the previous project was anticipated to produce an estimated 1,683 new daily vehicle trip ends, including 322 trip ends during the a.m. Peak Hour and 326 trip ends during the PM Peak Hour. The previous project site plan proposed access via two driveways on Bain Street. The Traffic Impact Analysis and the pavement condition report identified the poor condition of Bain Street and the need for overlay paving to achieve the appropriate Traffic Index (TI) to support truck traffic. The project would contribute traffic to East Mission Boulevard west of Etiwanda Avenue, which was projected by the City operate at a poor level of service in the future. The previous project would contribute traffic to the intersection of Country Village Road and Granite Hill Avenue, which was determined by the City to be operating at a poor level of service. As such, the 2016 MND included Mitigation Measures MM-TR-1 to MM-TR-4, which would reduce impacts to a less than significant level.

The previous project site was not served by transit service. However, the previous project did not propose to construct any improvements will interfere with any future transit service. As such, the previous project did not conflict with an applicable plan, ordinance or policy applying to transit services.

Furthermore, the previous project did not propose to construct any improvements that would interfere with bicycle and pedestrian use. Pedestrian and bicycle access would be available to the site off San Sevaine Way and Bain Street. In addition, bicycle parking was provided by the previous project. Therefore, the previous project would not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Therefore, the 2016 MND concluded that impacts were less than significant.

### **2016 MND Mitigation Measures**

**MM-TR-1. Bain Street Improvements:** Prior to the issuance of occupancy permits for any building, the following improvements shall be required to mitigate the Project's contribution to traffic on Bain Street from San Sevaine Way to South Project Boundary:

- A. Provide curb and gutter along the Project frontage on Bain Street.
- B. Bain Street will be developed as a Modified Industrial Collector (44') between San Sevaine Way and the south end of the Project site. The street will be developed off from the existing southbound curb and developed within the existing right-of-way. A cul-de-sac, per City standard, will be required at the south terminus of the street.

C. Bain Street will require a full-width pavement overlay between San Sevaine Way and the south terminus to achieve the Traffic Index recommended in the pavement Conditions report submitted by the applicant and conducted by LaBelle Marvin Professional Pavement Engineering, dated February 2015.

D. The curb returns at the Bain/Conning/Union intersection will be modified to limit access for trucks to Conning Street while accommodating truck movements between Bain Street and Union Street.

*(Not applicable to the proposed Project as occupancy permits have already been issued for the three buildings).*

MM-TR-2: Project Frontage on San Sevaine Way: Prior to the issuance of occupancy permits for any building, the following improvements shall be required to mitigate the Project's contribution to traffic along the Project frontage on San Sevaine Way:

- Provide curb and gutter along the approximately 135-foot Project frontage.

*(Not applicable to the proposed Project as occupancy permits have already been issued for the three buildings).*

MM-TR-3: Etiwanda Avenue/East Mission Boulevard/Van Buren Boulevard Intersection: Prior to the issuance of occupancy permits for any building, the Project shall contribute a fair-share payment towards the future capital project to add a third westbound through lane on East Mission Boulevard between Etiwanda Avenue and the WB SR-60 On-Ramp intersection.

*(Not applicable to the proposed Project as occupancy permits have already been issued for the three buildings).*

MM-TR-4 Country Village Road/Granite Hill Drive Intersection: Prior to the issuance of occupancy permits for any building, the Project shall make a fair-share contribution towards improvements at the intersections, which will include curb return modification on the east side of the intersection, new traffic signals, and sidewalk between the Country Village/Granite Hill intersection and the existing RTA bus stop north of the intersection.

*(Not applicable to the proposed Project as occupancy permits have already been issued for the three buildings).*

## **Proposed Project Impact Analysis**

### *Trip Generation*

Operation of the Project would utilize a maximum of 135 employees and at its maximum capacity receive 1,000 tons per day of material. As shown in Table 5.17.1, the Project would generate 1,254 daily Passenger Car Equivalent trips including 255 Passenger Car Equivalent trips during the a.m. peak hour and 162 Passenger Car Equivalent trips during the PM peak hour. When compared to the trip generation of the existing approved uses, as previously analyzed, the Project would

generate 429 fewer daily Passenger Car Equivalent trips, 68 fewer PCE trips during the a.m. peak hour, and 164 fewer Passenger Car Equivalent trips during the p.m. peak hour.

**Table 5.17.1 Project Trip Generation Comparison**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Total Vehicle Trip Generation <sup>1</sup>								
Passenger Vehicles		538	114	71	185	79	25	104
Light Trucks (Service Vehicles)		360	22	14	36	14	14	28
Mid-Sized Trucks (3 Axles)		88	4	4	8	4	4	8
Total		986	140	89	229	97	43	149
PCE Trip Generation <sup>2</sup>	PCE Factor							
Passenger Vehicles	1.0	538	114	71	185	79	25	104
2-Axle Trucks	1.5	540	33	21	54	21	21	42
3-Axle Trucks	2.0	176	8	8	16	8	8	16
Total PCE Trip Generation		1254	155	100	255	108	54	162
2016 MND Project Trip Generation <sup>3</sup>								
Manufacturing	328.130 TSF	1683	253	70	323	115	211	326
Total Net New Trip Generation (Actual)		-268	-49	37	-12	12	-168	-156
Total Net New Trip Generation (PCE)		-429	-98	30	-68	-7	-157	-164
TSF=Thousand Square Feet PCE=Passenger Car Equivalent <sup>1</sup> Estimated vehicle trips based on operational estimates provided by PreZero, included in Appendix B <sup>2</sup> Passenger Car Equivalent (PCE) factors from the City of Jurupa Valley Traffic Impact Analysis Guidelines November 2020 <sup>3</sup> Previous trip generation taken from the San Sevaire & Bain Street Manufacturing Project Traffic Impact Analysis, Kunzman Associates, Inc., September 29, 2015.2 Source: EPD Solutions, 2021 (Appendix B)								

### **Vehicle Miles Traveled**

Senate Bill 743 (SB 743) was signed into law on September 27, 2013, and changed the way that public agencies evaluate transportation impact under CEQA. A key element of this law is the elimination of using auto delay, level of service, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant transportation impacts under CEQA. The legislative intent of SB 743 was to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions." According to the law,

"traffic congestion shall not be considered a significant impact on the environment" within CEQA transportation analysis.

SB 743 does not prevent a city or county from continuing to analyze delay or level of service as part of other plans (i.e., a city's General Plan), studies, congestion management and transportation improvements, but these metrics may no longer constitute the basis for transportation impacts under CEQA analysis as of July 1, 2020. For example, in the City, the General Plan identifies level of service as being a required analysis, and even though it will no longer be a requirement of CEQA, unless the General Plan is amended, level of service will continue to be analyzed as part of project review.

The Governor's Office of Planning and Research updated the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts. Based on input from the public, public agencies, and various organizations, the Office of Planning and Research recommended that Vehicle Miles Traveled be the primary metric for evaluating transportation impacts under CEQA.

The Jurupa Valley *Traffic Impact Analysis Guidelines* provide several screening thresholds for determining if a Vehicle Miles Traveled analysis is required. A project Vehicle Miles Traveled analysis would not be required if a project is located in a Transit Priority Area or a low Vehicle Miles Traveled area, or if the project is a local serving retail project or other neighborhood use, including projects that generate fewer than 250 daily trips. As the proposed Project's uses generate 429 fewer daily trips compared to the trip generation of the existing approved uses, which is fewer than 250 new net daily vehicle trips, and the proposed Project provides a negligible expansion of use, the Project would have a less than significant impact on Vehicle Miles Traveled.

#### ***Bicycle & Pedestrian Facilities***

The Project would not result in any changes to Bain Street or San Sevaine Way that would impact bicycle or pedestrian facilities. As such, impacts would be less than significant and less than those analyzed in the 2016 MND.

<b>Threshold 5.17 (b)</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			✓	

#### **Plans, Policies, or Programs (PPP)**

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

#### **Project Design Features (PDF)**

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

### 2016 MND Impact Analysis

The 2016 MND did not evaluate impacts related to conflicts or inconsistencies with CEQA Guidelines Section 15064.2, subdivision (b) as the threshold was not included in CEQA Guidelines Appendix G at the time the 2016 MND was written. CEQA analysis of Vehicle Miles Traveled went into effect July 1, 2020, and therefore was not a CEQA consideration in 2016, when the 2016 MND was adopted.

### Proposed Project Impact Analysis

The Jurupa Valley *Traffic Impact Analysis Guidelines* provide several screening thresholds for determining if a Vehicle Miles Traveled analysis is required. A project Vehicle Miles Traveled analysis would not be required if a project is located in a Transit Priority Area or a low Vehicle Miles Traveled area, or if the project is a local serving retail project or other neighborhood use, including projects that generate fewer than 250 daily trips. As the Project generates fewer than 250 net daily vehicle trips, the Project would have a less than significant impact on Vehicle Miles Traveled, and would not Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

Threshold 5.17 (c)	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)?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that access to the previous project would be from San Sevaine Way and Bain Avenue. Both of these roadways were improved adjacent to and in the vicinity of the site. No additional roadway improvements were required except for construction of driveway approaches on San Sevaine Way and improvements to Bain Street. As such, the previous project



would provide adequate vehicular and pedestrian safety for the surrounding land uses and no hazardous transportation design features would be introduced by the previous project. Accordingly, the previous project would not substantially increase hazards due to a design feature or incompatible use. Therefore, the 2016 MND concluded that impacts were less than significant.

#### **Proposed Project Impact Analysis**

The proposed Project would be accessed from San Sevaine Way and Bain Avenue. The Project does not include construction of any internal streets or changes to public streets that would substantially increase hazards due to a geometric design feature. Additionally, the Project would include industrial uses and would not include incompatible uses. As such, no impacts would occur from construction or operation of the proposed Project and impacts would be consistent with those analyzed by the 2016 MND.

<b>Threshold 5.17 (d)</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Result in inadequate emergency access?			✓	

#### **Plans, Policies, or Programs (PPP)**

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

#### **Project Design Features (PDF)**

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

#### **2016 MND Impact Analysis**

The 2016 MND described that the previous project would result in new industrial uses, which would increase the need for emergency access to and from the site. Adequate emergency access would be provided to the site from San Sevaine Way and Bain Street. During the course of the required review of the previous project, the previous project's transportation design was reviewed by the City's Engineering Department, County Fire Department, and County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles. With the adherence to mandatory requirements for emergency vehicle access, the 2016 MND concluded that impacts were less than significant.

#### **Proposed Project Impact Analysis**

As described in the 2016 MND, adequate emergency access would be provided to the site from San Sevaine Way and Bain Street. The Project would not include any construction of additional

buildings or changes to the site plan that would require new access to and from the site. Therefore, impacts related to emergency access would be less than significant and impacts would be consistent with those analyzed in the 2016 MND.

## 5.18 TRIBAL CULTURAL RESOURCES

<i>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:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Threshold 5.18 (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)?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Jurupa Valley Planning Department notified the following California Native American Tribes per the requirements of AB52:

- Agua Caliente Band of Cahuilla Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians

The Gabrieleño Band of Mission Indians – Kizh Nation responded with a request to have a Tribal monitor on site during all ground disturbance, including pavement removal, potholing or auguring, boring, grading, excavation and trenching. The Soboba Band Luiseño Indians and the Agua Caliente Band of Cahuilla Indians did not respond with any concerns. As a result of the AB52 process, the 2016 MND incorporated MM-CR-3, below. With implementation of MM-CR-3, the 2016 MND concluded that impacts to tribal cultural resources would be less than significant.

### 2016 MND Mitigation Measures

MM- CR-3: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.

#### **MONITORING:**

*Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the Jurupa Valley Planning Department prior to the issuance of a grading permit.*

#### **TREATMENT OF DISCOVERIES:**

*If a significant tribal cultural resource is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Jurupa Valley. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Jurupa Valley Planning Department, the Eastern Information Center, and the appropriate Native American Tribe.*

#### **DISPOSITION OF DISCOVERIES:**

*In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:*

*The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Jurupa Valley Planning Department with evidence of same:*

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.*

*b) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.*

*c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.*

*d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Jurupa Valley Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.*

*(Not applicable to the Project as the site is fully developed).*

### Proposed Project Impact Analysis

The Project site is developed with three industrial buildings, associated parking, infrastructure, and ornamental landscaping. Construction of the additions to existing buildings within the proposed Project would not result in grading or ground disturbance to previously undisturbed land. As such, the Project would not cause a substantial adverse change in the significance of an archaeological resource. Therefore, impacts would be less than significant and less than those analyzed in the 2016 MND.

<i>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:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Threshold 5.18 (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?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that the Jurupa Valley Planning Department notified the following California Native American Tribes per the requirements of AB52:

- Agua Caliente Band of Cahuilla Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians

The Gabrieleño Band of Mission Indians – Kizh Nation responded with a request to have a Tribal monitor on site during all ground disturbance, including pavement removal, potholing or auguring, boring, grading, excavation and trenching. The Soboba Band Luiseño Indians and the Agua Caliente Band of Cahuilla Indians did not respond with any concerns. As a result of the AB52 process, the 2016 MND incorporated MM-CR-3, above. With implementation of MM-CR-3, the 2016 MND concluded that impacts to tribal cultural resources would be less than significant.

### Proposed Project Impact Analysis

The Project site is developed with three industrial buildings, associated parking, infrastructure, and ornamental landscaping. Construction of the additions to existing buildings within the proposed Project would not result in grading or ground disturbance to previously undisturbed land. As such, the Project would not cause a substantial adverse change in the significance of an archaeological resource. Therefore, impacts would be less than significant and less than those analyzed in the 2016 MND.

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## 5.19 UTILITIES AND SERVICE SYSTEMS

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Threshold 5.19 (a)	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?				✓

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### **2016 MND Impact Analysis**

The 2016 MND described that water and sewer service to the site would be provided by the Jurupa Community Services District. Water was available to serve the site from an existing 18-inch diameter water line in San Sevaine Way. Sewer service was available to serve the previous project from existing 15-inch and 18-inch sewer lines in Bain Street. The site would contain four drainage areas, A, B, C, and D, which drain runoff flows as described below:

- Drainage Area A would drain into a 6,000 square foot surface basin located in the southern portion of the site.
- Drainage Areas B and C would drain into a set of Storm Capture modules. Drainage Area B runoff would be contained within the Storm Capture modules. Drainage Area C would flow through a swale and a small basin located south of Building No. 3. This basin would be used as a low point to collect the runoff.
- Drainage Area D would discharge into two ditches that would drain runoff into a set of Storm Capture modules.

All of the drainage areas would discharge into three storm drain pipes that would collect all of the runoff before discharging into the San Sevaine Channel.

The installation of water and sewer lines and stormwater infrastructure as proposed by the previous project would result in physical impacts to the surface and subsurface of the site. These impacts were considered to be part of the previous project's construction phase and are evaluated throughout the 2016 MND checklist. In instances where impacts were identified for the previous project's construction phase, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures (MM) were required to reduce impacts to a less than significant level. As such, the 2016 MND concluded that impacts would be less than significant.

### **Proposed Project Impact Analysis**

The proposed Project would not require the addition of any new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities. The Project would utilize the existing infrastructure within the site that was analyzed by the 2016 MND. As such no new infrastructure would be constructed, the construction or relocation of which could cause significant environmental effects. As such, no impacts would occur and impacts would be less than those analyzed in the 2016 MND.

Threshold 5.19 (b)	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?			✓	

### Plans, Policies, or Programs (PPP)

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

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that water service would be provided to the site by the Jurupa Community Services District (“District”). According to the District’s *Draft 2015 Urban Water Management Plan*, the District’s primary source of potable water was local groundwater from the Chino Groundwater Basin, which was pumped from wells located throughout the District’s service area. The District also pumped non-potable groundwater from the Chino Basin and the Riverside (south) Basin. In addition to these groundwater sources, the District also purchased potable water from Rubidoux Community Services District.

The District was also a member of the Chino Desalter Authority, a Joint Powers Authority, which allowed them to obtain Chino Basin groundwater treated by the Chino I and Chino II Desalters. Lastly, the District was partner to a conjunctive-use program with the City of Ontario for an indirect connection to Metropolitan Water District (Dry Year Yield program). This diverse portfolio provided the District with a relatively stable and reliable water supply, even when environmental conditions are exceptionally dry. To ensure reliability in the future, the District intended to further diversify its supplies by partnering with the local wholesale supplier, Western Municipal Water District to obtain a direct connection to an imported water supply.

The previous project was consistent with the City’s General Plan and the growth projections used in preparing the water system and projected water demands contained in the *2015 Urban Water Management Plan*. Therefore, the 2016 MND concluded there were sufficient water supplies to serve the previous project.

In addition, to conserve water, the previous project was required to comply with Jurupa Community Services District Ordinance No. 389, *Implementing California State Water Resources Control Board Mandatory Emergency Drought Response Regulations, Revising Water Shortage Contingency Plan*, and Resolution No. 2542, *Declaring Drought Response Level 3 Condition*, water



conservation measures, if in effect at the time the previous project was occupied (issuance of the first occupancy authorization by City Building and Safety Department). As such, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

As described in the 2016 MND, water service would be provided to the Project site by the Jurupa Community Services District. According to the District's *2015 Urban Water Management Plan*, the District's primary source of potable water was local groundwater from the Chino Groundwater Basin, which was pumped from wells located throughout the District's service area. The District also pumped non-potable groundwater from the Chino Basin and the Riverside (south) Basin. In addition to these groundwater sources, the District also purchased potable water from Rubidoux Community Services District.

The District does not have an immediate concern with water supply reliability. Because the District's water supply is groundwater, which has historically not been impacted by seasonal or year-to-year climatic change, the District is not subject to short-term water shortages resulting from temporary dry weather conditions. In the foreseeable future, the District would continue to be reliant on local groundwater supplies. The District would develop additional groundwater extraction and groundwater treatment facilities as needed to ensure a continuous and adequate water supply for its service area.

The *2015 Urban Water Management Plan* estimated that, in 2025 during normal-year, single-dry-year, and multiple-dry year conditions, the District anticipates a total water supply of approximately 36,493 acre feet per year and a demand of 27,588 acre feet per year, resulting in excess capacity of 8,905 acre feet per year (JCSD, 2016). The proposed Project land uses would be consistent with existing land use and growth projections that are included in the *2015 Urban Water Management Plan* projections; and thus, is included in the *2015 Urban Water Management Plan* projections and Jurupa Community Services District would be able to meet all of the anticipated water supply needs. Therefore, the proposed Project would have sufficient water supplies available to serve the Project, and impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.19 (c)	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?			✓	

### Plans, Policies, or Programs (PPP)

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

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND discussed that sanitary sewer service to the site would be provided by the Jurupa Community Services District (“District”). According to the Jurupa Community Service District, *Sewer System Management Plan*, wastewater generated in the District’s service area would be treated at the Riverside Water Quality Control Plant, the Western Riverside County Regional Wastewater Authority Treatment Plant, or the Orange County Sanitation District treatment facilities (brine line only).

The Riverside Water Quality Control Plant consists of two separate treatment plants and one common tertiary filtration plant. These provided preliminary, primary, secondary and tertiary treatment for a rated capacity of 40 million gallons per day. The Western Riverside County Regional Wastewater Authority Treatment Plant treated 8 million gallons a day of wastewater in 2016, but was slated to be expanded to 14 million gallons a day by 2017. The District had indicated the previous project’s land use was consistent with the growth forecasts used by the District to plan for future sewer planning studies. The previous project was consistent with the City’s *General Plan* and the growth projections used in preparing the sewer planning studies so it anticipated that sewer capacity was adequate to serve the previous project. As such, the 2016 MND concluded that impacts would be less than significant.

### **Proposed Project Impact Analysis**

The Project would generate wastewater flows. Sanitary sewer service would be provided to the Project site by Jurupa Community Services District that purchases treatment capacity at the Riverside Water Quality Control Plant, which is located on Acorn Street in Riverside.

The current capacity of the Riverside Water Quality Control Plant is 40 million gallons per day (approximately 123 acre-feet per day). The City is currently in the early planning stages for construction of additions to the plant. Quantities of wastewater collected and conveyed by the District to the Riverside Water Quality Control Plant in 2015 was 2,212 acre feet per year. The quantities projected to be conveyed by District and treated by the City of Riverside over the next 25 years are: 2,290 acre feet per year in 2020; 2,310 acre feet per year in 2025; 2,320 acre feet per year in 2030; 2,330 acre feet per year in 2035; and 2,350 acre feet per year in 2040. The *2015 Urban Water Management Plan* determines capacity of existing wastewater facilities based on land use designations and generation rates thereof. The Project would be consistent with the existing land use designation. Therefore, the Riverside Water Quality Control Plant would be able to accommodate the wastewater flow from the Project. Implementation of the proposed Project would not result in impacts related to wastewater treatment provider capacity, and impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.19 (d)	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?			√	

### 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.

### Project Design Features (PDF)

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

### 2016 MND Impact Analysis

The 2016 MND described that waste generated during the construction phase of the previous project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley is deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill.

According to the CalRecycle Facility/Site Summary Details website, these landfills received well below their maximum permitted daily disposal volume and demolition and construction waste generated by the previous project was not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities were expected to reach their total maximum permitted disposal capacities during the previous

project's construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the previous project.

Based on a waste generation factor of 1.42/lbs/100 sf/day obtained from the CalRecycle website, the previous project would generate approximately 4,659 pounds of waste per day, or 850 tons of waste per year.

According to the CalRecycle Facility/Site Summary Details website, the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 15,748,799 cubic yards. The Badlands Sanitary Landfill was estimated to reach capacity, at the earliest, in the year 2022.

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

Solid waste generated during long-term operation of the previous project would be disposed of at the Badlands Sanitary Landfill and/or the El Sobrante Landfill. During long-term operation, the previous project's solid waste would represent less than 0.05% of the daily permitted disposal capacity at the Badlands Sanitary Landfill and less than 0.01% of the daily permitted disposal capacity at the El Sobrante Landfill.

The previous project was not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Because the previous project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for Badlands Sanitary Landfill and the El Sobrante Landfill, these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the previous project. As such, the 2016 MND concluded that impacts would be less than significant.

### **Proposed Project Impact Analysis**

The proposed Project would not include construction that would result in a significant amount of waste. Operation of the proposed Project would include the reception of materials from trucks; black soldier fly operation in Building 1; Material Receiving, Plastic Recycling, Organic Material Processing in Building 2; dry material recycling in Building 3; outbound shipment of waste residual on trucks to landfills; and outbound shipment of plastic pellets and protein meal to market buyers. Buildings 1 and 2 would be permitted to accept 1,000 tons per day in recyclables and Building 3 would be permitted to accept 200 tons per day. Buildings 1 and 2 are expected to result in 100 tons of residual waste per day. Operations at Building 3 are expected to result in approximately 40 to 50 tons per day of residual waste. Therefore, the Project site would result in a maximum of 150 tons per day of residual waste or 54,750 tons per year.

According to the CalRecycle Facility/Site Summary Details website, the El Sobrante Landfill has a permitted disposal capacity of 16,054 tons per day with a remaining capacity of 143,977,170 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest, in the year 2051.

Solid waste generated during long-term operation of the Project would be disposed of at El Sobrante Landfill. During long-term operation, the Project's solid waste generation of 150 tons per day would represent approximately 0.9% of the daily permitted disposal capacity at the El Sobrante Landfill. Therefore, the existing landfill facilities would have sufficient capacity to accommodate the Project. As a result, impacts would be less than significant and consistent with those analyzed in the 2016 MND.

Threshold 5.19 (e)	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?				✓

#### Plans, Policies, or Programs (PPP)

Refer to PPP 5.19-1 under Issue 5.19(d) above.

#### Project Design Features (PDF)

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

#### 2016 MND Impact Analysis

##### Construction

The 2016 MND described that waste generated during construction of the previous project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. According to the Riverside County Waste Management Department, solid waste generated within the City of Jurupa Valley is deposited at Badlands Sanitary Landfill and El Sobrante Landfill.

In 2016, these landfills received below their maximum permitted daily disposal volume, and demolition and construction waste generated by the previous project was not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Additionally, none of the regional landfills were expected to reach their total maximum permitted disposal capacity during the previous project's construction period. As such, the 2016 MND concluded that regional landfill facilities would have sufficient daily capacity to accept construction waste generated by the previous project.

### Operation

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

The previous project's waste hauler would be required to coordinate collection of recyclable materials for the previous project on a common schedule as set forth in applicable local, regional, and State programs. Additionally, the previous project would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the area would be reduced in accordance with existing regulations. Therefore, the 2016 MND concluded that impacts would be less than significant.

### Proposed Project Impact Analysis

The proposed Project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the City is subject to the requirements set forth in Section 5.408.1 of the California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 75 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Implementation of the proposed Project would be consistent with all state regulations, as ensured through the City's development permitting process. Therefore, the proposed Project would comply with all solid waste statute and regulations; and impacts would not occur and would be consistent with those analyzed in the 2016 MND.

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## 5.20 WILDFIRE

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<b><i>WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) 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?				✓

<b><i>WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c) 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?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

### **Plans, Policies, or Programs (PPP)**

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

### **Project Design Features (PDF)**

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

### **2016 MND Impact Analysis**

The 2016 MND described that according to the Riverside County Geographic Information System, the Project site is not located within a high wildfire hazard area and surrounded by industrial and residential uses. Therefore, the 2016 MND concluded that development of the previous project would not result in impacts related to wildfire.

### **Proposed Project Impact Analysis**

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 and Local Responsibility Areas. As shown in General Plan Figure 8-10, Jurupa Valley contains several areas within Very High and High fire severity zones that are located in a State Responsibility Area. State Responsibility Areas 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.



However, according to General Plan Figure 8-10, 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, no impacts would occur.

## 5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Threshold 5.21 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the Project have the potential to substantially 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, substantially 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?		✓		

### Impact Analysis

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

### Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Air Quality, Biological Resources, and Cultural Resources shall apply.

### Project Design Features (PDF)

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

### Mitigation Measures (MM)

MM AQ-1, MM AQ-2, MM AQ-3, MM AQ-4, MM AQ-5, MM BIO-3 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs (PPP) were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or mitigation measures are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would 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.

Threshold 5.21 (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		√		

### Impact Analysis

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

### Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs (PPP) identified in this Initial Study Checklist document shall apply.

### Project Design Features (PDF)

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

### Mitigation Measures (MM)

MM AQ-1, MM AQ-2, MM AQ-3, MM AQ-4, MM AQ-5, MM BIO-3 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs (PPPs) were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts, or mitigation measures are required to reduce impacts to less than significant levels. Therefore, Project would not result in impacts that are cumulatively considerable.

Threshold 5.21 (c)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

### Impact Analysis

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to human beings. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

### Plans, Policies, or Programs (PPP)

All Plans, Policies, or Programs pertaining to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation/Traffic, and Utility and Service Systems shall apply.

### Project Design Features (PDF)

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

### Mitigation Measures (MM)

MM AQ-1, MM AQ-2, MM AQ-3, MM AQ-4, MM AQ-5, MM BIO-3 shall apply.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduces environmental impacts. In addition, mitigation measures were applied in specific instances to further reduce potential impacts to a less than significant level. Therefore, Project would result in less than significant impacts related to adverse effects on human beings, both directly and indirectly.

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## 6.0 REFERENCES

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California Energy Commission <https://www.energy.ca.gov/>

California Environmental Quality Act (CEQA) Guidelines. [http://opr.ca.gov/m\\_ceqa.php](http://opr.ca.gov/m_ceqa.php)

California Environmental Quality Act (CEQA) Air Quality Handbook.  
[http://opr.ca.gov/m\\_ceqa.php](http://opr.ca.gov/m_ceqa.php)

California Health and Safety Code §7050.5

California Department of Conservation (DOC) Maps: Agriculture, California Important Farmland Finder. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>

California Department of Transportation “Scenic Highway Program Eligible and Officially Designated Routes”

City of Jurupa Valley General Plan, 2017 [www.jurupavalley.org](http://www.jurupavalley.org)

General Plan Figure 4.23

General Plan Figure 8-9: Flood Insurance Rate Map (FIRM)

City of Jurupa Valley General Plan EIR, 2017 [www.jurupavalley.org](http://www.jurupavalley.org)

City of Jurupa Valley Municipal Code [www.jurupavalley.org](http://www.jurupavalley.org)

City of Jurupa Valley Zoning Map [www.jurupavalley.org](http://www.jurupavalley.org)

California Department of Toxic Substances Control, [www.dtsc.ca.gov](http://www.dtsc.ca.gov)  
Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)

Clements Environmental LLC, Transfer/Processing Report.

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

Governor’s Office of Planning and Research “Technical Advisory on Evaluating Transportation Impacts in CEQA.” [https://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)

Public Resources Code §5097 et. seq.

Riverside County Airport Land Use Compatibility Plan Policy Document, Chapter 3 Individual Airport Policies and Compatibility Maps, FL Flabob Airport, Adopted December 2004.

Riverside County Fire Department <http://rvcfire.org/>

Jurupa Community Services District 2015 UWMP,  
<https://www.jcsd.us/home/showdocument?id=2843>

South Coast Air Quality Management District, [www.aqmd.gov](http://www.aqmd.gov).

South Coast Air Quality Management District, Final 2016 Air Quality Management Plan  
[www.aqmd.gov](http://www.aqmd.gov)

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

Western Riverside Council of Governments Subregional Climate Action Plan, September 2014.  
<http://www.wrcog.cog.ca.us/community/sustainability>

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## 7.0 REPORT PREPARATION PERSONNEL

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### LEAD AGENCY:

City of Jurupa Valley  
Planning Department  
8930 Limonite Avenue  
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator

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## 8.0 MITIGATION MONITORING REPORTING PROGRAM

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**PROJECT NAME:** MA 21131, PreZero USA, Inc.

**DATE:** September 27, 2021

**PROJECT MANAGER:** Reynaldo Aquino, Associate Planner

**PROJECT DESCRIPTION:** The Project involves the following components:

A. **Master Application (MA) No. 21131** to expand Building 2 by 6,560 SF

**PROJECT LOCATION:** The Project site is identified by the following Assessor Parcel Numbers: 156-210-095, 156-210-096, and 156-210-097.

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

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

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

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>AESTHETICS</b>			
<b>PPP 5.1-1</b> As required by Municipal Code Section 9.115.040 (3), no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 9.240.370. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 9.240.270.	Planning Department	Prior to the issuance of building permits	
<b>PPP 5.1-2</b> As required by the General Plan, the maximum Floor Area Ratio for the Light Industrial (LI) Land Use Designation is 0.6.	Planning Department	Prior to the issuance of building permits	
<b>PPP 5.1-3</b> All outdoor lighting shall be designed and installed to comply with California Green Building Standard Code Section 5.106 or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.	Planning Department	Prior to the issuance of building permits	
<b>AIR QUALITY</b>			
<b>PPP 5.3-1</b> The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to: <ul style="list-style-type: none"> <li>• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour per South Coast Air Quality Management District guidelines in order to limit fugitive dust emissions.</li> <li>• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.</li> <li>• The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.</li> </ul>	Engineering Department	During grading	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>PPP 5.3-2</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 <i>“Nuisance.”</i> Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
<b>PPP 5.3-3</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 <i>“PM10 Emissions from Paved and Unpaved Roads and Livestock Operations”</i> Adherence to Rule 1186 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
<b>PPP 5.3-4</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402 <i>“Nuisance.”</i> Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
<b>PPP 5.3-5</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 410 <i>“Odors from Transfer Stations and Material Recovery Facilities”</i> . Adherence to Rule 410 requires preparation of an Odor Management Plan (OMP) in order to reduce potential odors from waste facilities.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
<b>MM-AQ-1: Coating Restriction Plan.</b> Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP). The CRP measures shall be implemented to the satisfaction of City Building Department. These may include the use of architectural coatings that contain zero volatile organic compounds (VOC). This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVL) spray guns for application of coatings.	Building & Safety Department Engineering Department Planning Department	During construction and on-going	
<b>MM-AQ-2 Truck Check-In Location.</b> Prior to the issuance of an occupancy permit, any check-in point for trucks shall be located well inside the facility to ensure that there are no trucks queuing outside of the facility. Check-in point location(s) signs shall be at the discretion of the City Engineer.	Building & Safety Department Engineering Department Planning Department	Prior to an Occupancy Permit	



MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>MM-AQ-3 Limits on Vehicle Idling.</b> Building tenants shall be required to prohibit all vehicles from idling in excess of five minutes, both on- and off-site.	Building & Safety Department Engineering Department Planning Department	On-going	
<b>MM-AQ-4 Sign Posting.</b> Prior to the issuance of an occupancy permit, signs shall be posted at the on the interior and exterior of the project site near the gates and at the loading docks, informing truck drivers about the California Air Resources Board diesel idling regulations and the health effects of diesel particulate matter. Signs shall also require the following: <ul style="list-style-type: none"> <li>• Truck drivers shall turn off engines when not in use;</li> <li>• Trucks shall not idle for more than five minutes;</li> <li>• Telephone numbers of the California Air Resources Board to report violations; and</li> <li>• Trucks shall not enter residential areas.</li> </ul> The size, number, and location of signs shall be at the discretion of the Planning Director.	Building & Safety Department Engineering Department Planning Department	Prior to an Occupancy Permit	
<b>PDF 5.3-1</b> All recyclable material and organic material would be dumped, sorted, and handled within the interior of the onsite buildings.	Building & Safety Department Engineering Department Planning Department	On-going	
<b>PDF 5.3-2: Alternate Odor Impact Minimization Plan.</b> Prior to Project operation, the Alternate Odor Impact Minimization Plan (AOMP) shall be approved as part of the Transfer/Processing Report for the Full Solid Waste Facility Permit. The AOMP shall include requirements for odor monitoring protocols, complaint response protocol, design considerations for minimizing odors, and operating procedures for minimizing odor. The AOMP shall be reviewed annually to determine if any revisions are necessary.	Building & Safety Department Engineering Department Planning Department	On-going	
<b>BIOLOGICAL RESOURCES</b>			
<b>MM BIO-3- Nesting Bird Survey.</b> As a condition of approval for all grading permits, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (Mid -February through August 31), unless a migratory bird nesting survey is completed in accordance with the following requirements:			

<b>MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)</b>	<b>RESPONSIBILITY FOR IMPLEMENTATION</b>	<b>TIME FRAME/MILESTONE</b>	<b>VERIFIED BY:</b>
<p>a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.</p> <p>b. A copy of the migratory nesting bird survey results report shall be provided to the City of Jurupa Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p>			
<b>CULTURAL RESOURCES</b>			
<p><b>PPP 5.5-1.</b> Discovery of Human Remains. California Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial must cease and any necessary steps to ensure the integrity of the immediate area must be taken. The Riverside County Coroner shall be immediately notified and must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who will in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. Further actions will be determined, in part, by the desires of the MLD. The MLD has 48 hours to</p>	<p>Planning Department</p>	<p>Prior to issuance of a grading permit</p>	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.			
<b>ENERGY</b>			
<b>PPP 5.6-1.</b> As required by Municipal Code Section 8.05.010, California Energy Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project will be constructed in compliance with the most recently adopted edition of the applicable California Building Code Title 24 requirements.	Planning Department	Prior to issuance of building permit	
<b>GEOLOGY AND SOILS</b>			
<b>PPP 5.7-1</b> As required by Municipal Code Section 8.05.010, the Project is required to comply with the most recent edition of the <i>California Building Code</i> to preclude significant adverse effects associated with seismic hazards.	Building & Safety Department	Prior to the issuance of building permits	
<b>GREENHOUSE GAS EMISSIONS</b>			
<b>PPP 5.8-1</b> As required by Municipal Code Section 9.283.010, <i>Water Efficient Landscape Design Requirements</i> , prior to the approval of landscaping plans, the Project proponent shall prepare and submit landscape plans that demonstrate compliance with this section.	Building & Safety Department	Prior to the issuance of building permits	
<b>PPP 5.8-2</b> As required by Municipal Code Section 8.05.010 (8), prior to issuance of a building permit, the Project proponent shall comply with the <i>California Green Building Standards</i> .	Building & Safety Department	Prior to the issuance of building permits	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>PPP 5.9-1</b> As required by Health and Safety Code Section 25507, if a future business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6). A business shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503, and business shall obtain approval from the Riverside County Department of Environmental Health prior to occupancy.	Planning Department	Planning Department to confirm if Riverside County Department of Environmental Health requires a Business Plan prior to occupancy	
<b>PPP 5.9-2</b> The Project would comply with California Code of Regulations Title 22 requirements relating to management of hazardous waste, generation of hazardous waste, transport of hazardous waste, and hazardous waste permitting.	Building & Safety Department	On-going	
<b>HYDROLOGY AND WATER QUALITY</b>			
<b>PPP 5.10-1</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (1)</i> , any person performing construction work in the city shall comply with the provisions of this chapter, and shall control storm water runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.	Engineering Department	Prior to the issuance of grading permits	
<b>PPP 5.10-2</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section B (2)</i> , any person performing construction work in the city shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.	Engineering Department	Prior to the issuance of grading permits and during construction	

MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><b>PPP 5.10-3</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section C</i>, new development or redevelopment projects shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:</p> <p>(1) Increase permeable areas by leaving highly porous soil and low lying area undisturbed by:</p> <ul style="list-style-type: none"> <li>(a) Incorporating landscaping, green roofs and open space into the project design;</li> <li>(b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and</li> <li>(c) Incorporating detention ponds and infiltration pits into the project design.</li> </ul> <p>(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:</p>	Engineering Department	Prior to the issuance of grading permits and during operation	

<b>MITIGATION MEASURE (MM) PLANS, POLICIES, OR PROGRAMS (PPP) PROJECT DESIGN FEATURES (PDF)</b>	<b>RESPONSIBILITY FOR IMPLEMENTATION</b>	<b>TIME FRAME/MILESTONE</b>	<b>VERIFIED BY:</b>
<p>(a) Installing rain-gutters oriented towards permeable areas;</p> <p>(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and</p> <p>(c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.</p> <p>(3) Maximize storm water storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.</p> <p>(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.</p>			
<p><b>PPP 5.10-4</b> As required by Municipal Code Chapter 6.05.050, <i>Storm Water/Urban Runoff Management and Discharge Controls, Section E</i>, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat). Code Section 13000 et seq. ), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.</p>	<p>Engineering Department</p>	<p>During operation</p>	
<p><b>PPP 5.10-5</b> As required by Municipal Code Chapter 6.65.030, General Requirements for an Approval and Construction Permit, Section B, sewage effluent must be disposed according to the minimum standards of the most recent edition of the California Plumbing Code.</p>	<p>Engineering Department</p>	<p>Prior to issuance of construction permits</p>	
<p><b>Noise</b></p>			

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<b>PPP 5.13-1</b> As required by Jurupa Valley Municipal Code Section 11.05.020 (9), private construction projects located within one-quarter (¼) of a mile from an inhabited dwelling shall not perform construction between the hours of six (6:00) p.m. and six (6:00) a.m. during the months of June through September and between the hours of six (6:00) p.m. and seven (7:00) a.m. during the months of October through May.	Building and Safety Department	Prior to issuance of a building permit	
<b>PPP 5.13-2</b> As required by Jurupa Valley Municipal Code Section 11.05.040, no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.05.060.	Building & Safety Department	During operation	
<b>PUBLIC SERVICES AND RECREATION</b>			
<b>PPP 5.15-1</b> The Project applicant shall comply with all applicable Riverside County Fire Department codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.	Fire Department	Prior to issuance of a building permit or occupancy permit	
<b>PPP 5.15-2</b> 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.	Building & Safety Department	Per Municipal Code Chapter 3.75	
<b>PPP 5.15-3</b> Prior to the issuance of any building permit, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	

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<b>PPP 5.15-4</b> Prior to the issuance of any 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.	Building & Safety Department	Prior to the issuance of building permits	
<b>TRANSPORTATION</b>			
<b>PPP 5.17-1</b> Prior to the issuance of any building permit, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the City of Jurupa Valley Development Impact Fee (DIF).	Building & Safety Department	Prior to the issuance of building permits	
<b>PPP 5.17-2</b> As required by Municipal Code Chapter 3.75, the Project is required to pay a Development Impact Fee to assist the City in providing revenue that the City can use to fund transportation improvements such as roads, bridges, major improvements and traffic signals.	Building & Safety Department	Prior to the issuance of building permits	