

California Environmental Quality Act (CEQA) Initial Study Burrtec Wilson Street Project

City of Jurupa Valley Master Application MA 21180

Conditional Use Permit CUP 21006



Lead Agency

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June 28, 2022

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(Available online at:) <https://www.jurupavalley.org/DocumentCenter/Index/68>

Appendix A:	<i>CalEEMod Datasheets.</i> , October 26, 2021
Appendix B:	<i>General Biological Assessment Report for Assessors Parcel Numbers 175-180-012 and 175-180-016</i> , Hernandez Environmental Services, dated October 2021
Appendix C:	<i>Agua Mansa Commerce Park Project Phase I Cultural Resources Assessment</i> . MIG., dated November 10, 2016
Appendix D:	<i>Geotechnical Evaluation and Infiltration Study, Proposed Industrial Hauling Yard APNs 175-180-012 and -016 East of Agua Mansa Road and North of Wilson Street, Jurupa Valley, Riverside County, California</i> ; GEO TEK, Inc., dated October 9, 2020
Appendix E:	<i>Preliminary Project Specific Water Quality Management Plan (Preliminary WQMP)</i> , K&A Engineering, Inc., dated June 2021
Appendix F:	<i>Phase I Environmental Site Assessment, APNs 175-180-012 and -016</i> . GEOTEK August 10, 2021
Appendix G:	<i>Limited Phase II Environmental Site Assessment, Hauling Yard Development</i> . GEOTEK May 23, 2022
Appendix H:	<i>Preliminary Drainage Report</i> , K&A, dated June 2021
Appendix I:	<i>Preliminary Project Specific Water Quality Management Plan (WQMP) Riverside Hauling Yard</i> , K&A Engineering, Inc., dated June 2021
Appendix J:	<i>Water and Sewer Availability Letter</i> , Rubidoux Community Services District, dated September 16, 2021
Appendix K:	<i>Domestic Water Service – APN: 175-180-012 & 16</i> . West Valley Water District, dated September 7, 2021
Appendix L:	<i>Agua Mansa Commerce Park Specific Plan Noise Impact Analysis</i> , Urban Crossroads Inc., dated January 28, 2019
Appendix M:	<i>Riverside Hauling Yard (Agua Mansa/Wilson) Trip Generation & Vehicle Miles Traveled Screening</i> , Ganddini Group, dated June 28, 2021
Appendix N:	<i>Riverside Hauling Yard (Agua Mansa/Wilson) Focused Traffic Analysis</i> , Ganddini Group, dated December 3, 2021

1.0 Finding

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.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
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.	<input type="checkbox"/>
I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed Project, nothing further is required.	<input type="checkbox"/>

		City of Jurupa Valley
Signature		Agency
Joe Perez, Community Development Director		June 28, 2022
Printed Name/Title		Date

2.0 Introduction

2.1 Purpose of the Initial Study/Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) requires that for a project that is not exempt from CEQA, that a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the project. This preliminary analysis is called an "Initial Study". Based on the Initial Study prepared for this Project, the City of Jurupa Valley Planning Department is recommending that a Mitigated Negative Declaration be adopted for this Project by the City Council. A Mitigated Negative Declaration is a written statement by the City 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.

2.2 Environmental Impacts Requiring Mitigation

Table 2-1 identifies the environmental impacts that require mitigation. All other topics either have No Impact or a Less than Significant Impact.

Table 2.1 Summary of Environmental Impacts Requiring Mitigation

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	Grading and vegetation removal may impact Burrowing Owl. and nesting birds protected by the Migratory Bird Treaty Act.	BIO-1: Pre-Construction Burrowing Owl Survey. 30-day preconstruction burrowing owl survey is required. BIO-2: Nesting Bird Survey. Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through October 1), unless a migratory bird nesting survey is completed.
4.5 (b) Cultural Resources	Subsurface archaeological resources may be encountered during ground disturbance/.	CR-1 through CR-3: Requires archaeological monitoring, treatment plan, and final reporting.
4.7 (f) Geology and Soils	Subsurface paleontological resources may be encountered during ground disturbance.	GEO-1: Paleontological Monitoring. Stop work and resource to be evaluated by a Paleontologist. GEO-2: Paleontological Treatment Plan. If resource significant, a paleontological treatment plan is required.
4.18 (b) Tribal Cultural Resources	Subsurface tribal cultural resources may be encountered during ground disturbance.	TCR-1 through TCR-3 require monitoring during ground disturbance, treatment plan if significant resources are found, and final reporting.

A more detailed description of the mitigation measures can be found in Section 5.0, *Mitigation Monitoring and Reporting Program* of this document.

2.3 Public Review of the Document

This Initial Study/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities for a 20-day public review period:

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

The Notice of Intent 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. According to CEQA Guidelines §15204 (b), in reviewing this Initial Study/Mitigated Negative Declaration, persons and public agencies should focus on the proposed finding that the Project will not have a significant effect on the environment. If persons and public agencies believe that the Project may have a significant effect, they should: 1) Identify the specific effect, 2) Explain why they believe the effect would occur, and 3) Explain why they believe the effect would be significant.

Comments are to be submitted to:

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Contact: Luis Lopez, Principal Planner
(951) 332-6464
llopez@jurupavalley.org

3.0 Project Description/Environmental Setting

3.1 Project Location

The Project site is located on the Southeastern corner of Agua Mansa and Wilson Street.

The Project site is identified by the following Assessor Parcel Numbers: APNs 175-180-012 and 016. (See Figure 3.1 – Vicinity Location Map/Aerial Photo, and Figure 3.2 – Site Plan.

3.2 Project Description

The Project is proposed to allow the construction of a new disposal service operations use with approximately 37,025 square feet (sf) of industrial and office use buildings including a 10,275-square-foot Main Office building area, a 1,683-square-foot Mechanics Office building area, and a 25,067-square-foot shop building area on approximately 9.82 acres.

3.3 Proposed Improvements

Street Improvements and Access

Agua Mansa Road along the project's frontage shall be improved to have an ultimate half right-of-way width of 50 feet. Applicant shall provide road and parkway improvements including a 32-foot paved section from centerline to curb face, 18-foot parkway with 6-foot sidewalk. Improvements include, but are not limited to:

- a. Additional right-of-way dedication improvements may be required
- b. Applicant will be conditioned to construct parkway improvements and road pavement treatment/repairs along the project frontage
- c. Coordination with UPRR if any encroachment permit is needed to provide necessary transition improvements.

Wilson Street along the project's frontage shall be improved to have an ultimate half right-of-way width of 44 feet. Applicant shall provide road and parkway improvements including a 32-foot paved section from centerline to curb face, 12-foot parkway with 6-foot sidewalk. Improvements include, but are not limited to:

- a. Applicant will be conditioned to construct parkway improvements and road pavement treatment/repairs along the project frontage.
- b. If any offsite improvements are located within an easement, the applicant shall show that easement holder agrees with proposed improvements.

Water and Sewer Improvements

Water Service

The Project will connect to the existing West Valley Water District water line located in Agua Mansa Road.

Sewer Service

The Project will connect to the existing Rubidoux Community Services District existing 8-inch sewer line in Wilson Street.

Storm Drainage Improvements

The development will be approximately 90% impervious area and 10% landscape. The proposed drainage pattern will maintain the original drainage pattern and drain north where it then will be picked up by multiple catch basins which are designed to intersect and capture the 100-year flow. Once the flow gets captured by the site's catch basins it will then be routed, via pipe, to a hydrodynamic separator unit, followed by underground storage where it will infiltrate into the surrounding soil. The underground storage has been sized to capture and store a 25-year 24-hour storm event.

3.4 Construction and Operational Characteristics

Construction

Construction of the Project is expected to take approximately 13 months. The Project Site is relatively flat with elevations of approximately 879 to 915 feet above mean sea level (AMSL). Estimated earthwork includes approximately 15,100 cubic yards of soil import. (See Section 4.3, *Air Quality*, for additional details.)

Operations

The Project proposes development of industrial business building including administrative offices, maintenance offices, and maintenance shops totaling 26,750 square feet (sf), on approximately 9.82 acres. The Project is replacing the current facilities used for the truck operations located on adjacent property along Agua Mansa Road. The current operations generate approximately 468 trip ends per day. The proposed project operation is expected to generate a total of approximately 84 additional trip ends per day within the next 5 years and an additional 139 trip ends per day within the next 10 years.

Figure 3.1 Vicinity Location Map/Aerial Photo



[illegible]

3.5 Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is July 2, 2021, which is the date that the Project’s environmental analysis commenced.

The Project Site is flat and characterized as disturbed/ruderal as a result of historic soil disturbance and use as a staging and storage site. No native vegetation is located within or adjacent to the Project Site. The Project Site vegetation is characterized as disturbed/ruderal. A small, vacant structure, as well as a semi-truck, a mobile office and two truck trailers, were located on the site. Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

Table 3.1 Land Uses, General Plan Land Use Designations, and Zoning Classifications

Location	Current Land Use	General Plan Land Use Designation	Zoning
Site	Vacant land (Storage and Truck Parking)	HI (Heavy Industrial)	M-H (Manufacturing Heavy)
North	Agua Mansa Road followed by Future Agua Mansa Specific Plan	BP (Business Park)	M-H (Manufacturing Heavy)
South	Wilson Street followed by Vacant Land and Manufacturing Facilities.	HI (Heavy Industrial)	M-H (Manufacturing Heavy)
East	Burrtec Waste Industries CRST Training School	PF (Public Facilities/Institutional)	M-H (Manufacturing Heavy)
West	Wilson Street followed by Vacant Land and Equipment Storage	HI (Heavy Industrial)	M-H (Manufacturing Heavy)

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

4.0 Environmental Analysis

The Project is evaluated based on its potential effect on 21 environmental topics. Each of the above environmental topics are analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant or 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 the 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.

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. If applicable, they will be identified in the Analysis section for each topic.
- **Mitigation Measures (MM)** – These measures include requirements that are imposed where the impact analysis determines that implementation of the proposed Project would result in significant impacts. Mitigation measures are proposed to reduce impacts to less than significant levels in accordance with the requirements of CEQA.

If applicable to the analysis for a certain environmental topic, Plans, Policies, or Programs (PPP) 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. Both types of measures described above will be required to be implemented as part of the Project if so, indicated in the analysis.

4.1 Aesthetics

Threshold 4.1 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	

Impact Analysis

Plans, Policies, and Programs

The following applies to the Project and would reduce impacts related to blocking scenic vistas. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance.

PPP 4.1-1 As required by Municipal Code Section 9.155.030(c), structures shall exceed forty (40) feet in height at the yard setback line. Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved to Section 9.240.370. Structures other than buildings shall not exceed fifty (50) feet in height, unless a height up to one hundred five (105) feet is approved pursuant to Section 9.240.270.

PPP 4.1-2 As required by the General Plan Land Use Element Table 2.4, the Floor Area Ratio (FAR) shall not exceed 0.15 - 0.50.

The City's General Plan¹ defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." As it pertains to the Project, there are no scenic corridors in the area. The Project is located in an area off Agua Mansa Road and Wilson Street amongst existing industrial buildings and will not have a substantial adverse impact on scenic vistas.

The proposed Project will construct administrative office and maintenance shop, with a building coverage of 9% of the site. The height of the buildings is a maximum height of 30 feet 9 inches.

Based on the analysis above, no public views of a scenic vista would be significantly or permanently blocked with implementation of **PPP 4.1.1** and **PPP 4.1.2**.

¹ City of Jurupa Valley, General Plan Conservation and Open Space Element, 2017 . Figure-4-43.

Threshold 4.1 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓

Impact Analysis

According to the California Department of Transportation, State Route 60, which is the closest State Route south of the Project site, is not located designated as a State Scenic Highway.² Additionally, there are no trees, rock outcroppings, historic buildings or other kinds of scenic resources located on the vacant Project site as such, there is no impact. In addition, according to the General Plan, the Project site is not located within or adjacent to a scenic corridor or roadway.³

Threshold 4.1 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?			✓	

Impact Analysis

According to Census 2010, the Project site is in the Riverside-San Bernardino, California Urbanized Area.⁴ As such, the Project is subject to following General Plan and Municipal Code requirements:

- General Plan Policy COS-9.3 which requires that urban development implement the aesthetic principles for design context, utilities and signs, streetscapes, and major roadways
- General Plan Policy LUE-11 which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding community

PPP 4.1-1 and **PPP 4.1-2** shall apply.

The Planning Department has reviewed the Project and determined that all applicable design and development standards have been met. With implementation of **PPP 4.1-1** and **PPP 4.1-2**, the Project would not conflict with applicable zoning and other regulations governing scenic quality.

² California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed December 22, 2021.

³ City of Jurupa Valley, General Plan Conservation and Open Space Element, Figure 4-23: Jurupa Valley scenic corridors and roadways.

⁴ United States Census Bureau, 2010 Census Urban Area Reference Maps, <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>, accessed December 22, 2021.

Threshold 4.1 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.1-3 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.

PPP 4.1-4 As required by Municipal Code Section 9.155.030 (k) - Development Standards for the M-H zone: All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

Outdoor Lighting and Glare

The Project would increase the amount of light in the area above what is being generated by the vacant site by directly adding new sources of illumination including security and decorative lighting for the proposed buildings and parking lot lighting. With implementation of **PPP 4.1-3** and **PPP 4.1-4**, impacts relating to light and glare are less than significant.

Building Material Glare

The primary exterior of the proposed building will consist of non-reflective materials including insulated metal panels, stucco, masonry, stone veneer, painted metal roofing, and tinted glazed windows

4.2 Agriculture Resources

Threshold 4.2 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

Impact Analysis

Sources: California Department of Conservation (DOC) Farmland Mapping and Monitoring Program website, 2022

The Project site is designated as “Area Not Mapped” and is adjacent to “Urban and Built-Up Land” by the State Department of Conservation.⁵ As such, the Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.

Threshold 4.2 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

Impact Analysis

Sources: City of Jurupa Valley General Plan Land Use Map, 2017; City of Jurupa Valley Zoning Map, 2018; Riverside County Land Information System (RCLIS) 2022; Riverside County General Plan Program Environmental Impact Report, 2003; CDC, Williamson Act Map, FY 2018-2019

Agricultural Zoning

The current zoning classification for the site is M-H (Manufacturing-Heavy) which is intended to promote and attract industrial and manufacturing activities. As such, the M-H Zone is not considered a primary agricultural zone. Therefore, the Project would not conflict with existing zoning for agricultural use.

⁵ California Department of Conservation, Farmland Mapping and Monitoring Program, <https://databasin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed April 6, 2022.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of Riverside Map My County (RCIT), the site is not within an agricultural preserve.⁶

Threshold 4.2 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

Impact Analysis

The Project site located in an area largely characterized by heavy and light industrial development. There is no land being used primarily for agricultural purposes in the vicinity of the site therefore development of the site would not convert existing farmland to non-agricultural uses.

⁶ Riverside County Map My County (RCIT), Planning Layers Agricultural Preserves
https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public, accessed April 6, 2022.

4.3 Air Quality

The following analysis is based in part on a California Emissions Estimator Model (CalEEMod) datasheets dated October 26, 2021 and is included as Appendix A.

Background

Air Pollutants

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the SCAQMD are described below.⁷

Carbon Monoxide (CO). A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles.

Nitrogen Dioxide (NO_x). Nitrogen dioxide (NO₂) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO₂, creating the mixture of NO and NO₂ commonly called NO_x.

Particulate Matter (PM_{2.5} and PM₁₀): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

Sulfur Dioxide (SO₂). A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO₂.

Ozone: Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions.

Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor and some examples include gasoline, alcohol and the solvents used in paints.

Federal and State Air Quality Standards

Under the federal Clean Air Act, the Environmental Protection Agency (EPA) establishes health-based air quality standards for the above-described air pollutants that all states must achieve. The California Clean Air Act also establishes requirements for cities and counties to meet.

⁷ <http://www.aqmd.gov/home/air-quality>

South Coast Air Quality Management District

South Coast AQMD was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. The City of Jurupa Valley is located within the South Coast Air Basin which is under the jurisdiction of the South Coast AQMD. Table 4.3-1 describes the regional significance thresholds established by the South Coast AQMD to meet national and state air quality standards.

Table 4.3-1 South Coast Air Quality Management District Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds, March 2015.

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 4.3-2 shows the attainment status of criteria pollutants in the South Coast Air Basin (SCAB).

Table 4.3-2 Attainment Status of Criteria Pollutants in the South Coast Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM ₁₀)	Nonattainment	Attainment
Fine Particulate Matter (PM _{2.5})	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO _x)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO ₂)	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

Threshold 4.3 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	

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Impact Analysis

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 *2016 Air Quality Management Plan*⁸ and it is applicable to City of Jurupa Valley. The purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

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.

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.

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Threshold 4.3.3 (b) below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project is determined to be consistent with the first criterion.

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

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 (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP.

The General Plan Land Use Designation currently assigned to the Project is Heavy Industrial (HI). 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

⁸ <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

of Governments. The Project was planned for industrial development at the time the plan was adopted. Therefore, the Project will not exceed the growth forecast estimates used in the plan. Accordingly, the Project is determined to be consistent with the second criterion.

Threshold 4.3 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) 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?			✓	

Regional Air Quality Impacts

Construction-Related Impacts

Plans, Policies, or Programs (PPP)

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

- PPP 4.3-1** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, *Fugitive Dust*. Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.
- PPP 4.3-2** The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, *Sulphur Content and Liquid Fuels*. The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.
- PPP 4.3-3** 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 4.3-4** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1186 *PM10 Emissions from Paved and Unpaved Roads and Livestock Operations* and Rule 1186.1, *Less-Polluting Street Sweepers*. Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.

Impact Analysis

The Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. Construction and operational emissions for the Project were

estimated by using the California Emissions Estimator Model (CalEEMod), 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 California Environmental Quality Act (CEQA) documents, and is authorized for use by the South Coast Air Quality Management District.

Construction activities associated with the Project will result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities.

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Construction is expected to last approximately 13 months. Table 4.3-3 below summarizes the construction emissions considering the application of **PPP 4.3-1** through **PPP 4.3-4**.

Table 4.3-3 Summary of Peak Construction Emissions

Maximum Daily Emissions	Emissions (pounds/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	18.71	36.21	31.97	0.07	6.21	3.58
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Air Quality/Greenhouse Gas (GHG)/Energy Analysis (Appendix A).

As shown in Table 4.3-3, emissions resulting from Project construction will not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

Long-Term Regional Operation Related Impacts

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. Area source emissions are the combination of many small emissions sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed commercial facility. Energy demand emissions result from use of electricity and natural gas. The results of the CalEEMod model for operation of the Project site are summarized in Table 4.3-4.

Table 4.3-4 Summary of Peak Operational Emissions

Maximum Daily Emissions	Emissions (pounds/day)					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	1.37	0.88	6.91	0.02	1.60	0.44
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Air Quality CalEEMod Datasheets (Appendix A).

As shown in Table 4.3-4, Project-related air emissions do not exceed SCAQMD regional thresholds.

Threshold 4.3 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

The following apply to the Project and would reduce impacts related to a cumulatively considerable net increase of any criteria pollutant. These measures will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance.

(Refer to **PPP 4.3.1** through **PPP 4.3-4** under Threshold 4.3(b) above).

Localized Air Quality Impacts

The South Coast Air Quality Management District has established Localized Significance Thresholds (LST), which are used to determine whether a project may generate significant adverse localized air quality impacts within 1,640 feet of the Project site for both construction and on-site operations. Receptor locations include residential, commercial, and industrial land use areas; and any other areas where persons can be situated for an hour or longer at a time. These other areas include parks, bus stops, and sidewalks, for example. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be to be a receptor such as a residence, a hospital, a convalescent facility where it is possible that an individual could remain for 24 hours. If the calculated emissions for the proposed construction or operational activities are below the LST emissions thresholds, the proposed construction or operation activity is not significant for air quality.

Table 4.3-5 identifies the maximum daily localized emissions thresholds that are applicable to the Project.

Table 4.3-5 Maximum Daily Localized Emissions Thresholds

Pollutant	Construction
NO _x	200
CO	1,474
PM ₁₀	18
PM _{2.5}	7

Source: Localized Thresholds presented in this table are based on the SCAQMD Final Localized Significance Threshold Methodology, July 2008.

Localized Construction Emissions

Construction is expected to last approximately 13 months. Table 4.3-6 summarizes the localized construction emissions considering the application of **PPP 4.3-1** through **PPP 4.3-4**.

Table 4.3-6 Summary of Localized Significance Construction Emissions

Construction Emissions	Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	36.21	31.97	6.21	3.58
SCAQMD Localized Threshold	200	1,474	18	7
Threshold Exceeded?	No	No	No	No

Source: Air Quality CalEEMod Datasheets (Appendix A).

As shown in Table 4.3-6, localized construction emissions would not exceed applicable SCAQMD LSTs for emissions for construction activities.

Localized On-Site Operational Emissions

Typical operational activities include on-site sources such as energy use, vehicle trips, and on-site cargo handling equipment. As shown on Table 4.3-7, operational emissions will not exceed the LST thresholds for the nearest sensitive receptor. Thus, a less than significant impact would occur for Project-related operational-source emissions and no mitigation is required.

Table 4.3-7 Summary of Localized Significance Operational Emissions

Operational Emissions	Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	0.90	6.91	0.01	0.01
SCAQMD Localized Threshold	200	1,474	5	2
Threshold Exceeded?	No	No	No	No

Source: Air Quality CalEEMod Datasheets (Appendix A).

CO Hot Spot 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 that 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.

Threshold 4.3 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

The following applies to the Project and would reduce impacts related to objectionable odors. These measures will be included in the Project's Mitigation Monitoring and Reporting Program.

PPP 4.3-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 402, *Nuisance*. Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

According to the South Coast Air Quality Management District CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not propose any of the above described uses.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with **PPP 4.3-5** to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

4.4 Biological Resources

The following analysis is based in part on a technical report titled: *General Biological Assessment Report for Assessors Parcel Numbers 175-180-012 and 175-180-016*, Hernandez Environmental Services, dated October 2021 and is included as Appendix B.

Threshold 4.4 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSHP) as required by Municipal Code Chapter 3.80.

Existing Conditions

The Project site is relatively flat with elevations of approximately 879 to 915 feet above mean sea level (AMSL). Historically, the Project site is vacant disturbed land currently being utilized for truck parking and storage. The project site is characterized by ruderal vegetation and disturbed non-vegetated areas. The disturbed non-vegetated areas have substantial amounts of trash and litter from pedestrian use and dumping. Surrounding land uses include commercial/industrial developments to the east, south and west, and vacant land to the north.

The Project area is located within the Mead Valley Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Cell Group.

Volume I, Section 6.3.2 of the MSHCP requires habitat assessments and focused surveys for projects located within the Criteria Area Plant Species Survey Areas, burrowing owl, mammal, and amphibian survey areas. The Project site is not located within the Western Riverside County MSHCP Additional survey areas for amphibians, mammals, or any special linkage areas. In addition, the project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP.

Since the Project site is located within the burrowing owl survey area, as indicated in Mitigation Measure BIO-1, pre-construction burrowing owl surveys will be required to comply with MSHCP Objective 6 for burrowing owls. With the implementation of this measure, the proposed project will be consistent with Volume I, Section 6.3.2 of the MSHCP.

Sensitive Plant Communities/Species

The Project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP. Therefore, the NEPSSA requirements are not applicable to the project.

The proposed Project will not impact federally and/or state listed or MSHCP Narrow Endemic Plant species, because none are present or have potential to occur on site.

The proposed Project will not impact special-status plants, because none are present or have a moderate to high potential to occur.

Sensitive Wildlife Species

The proposed Project will not impact federally and/or state listed wildlife species, because none are present or have potential to occur on site.

A habitat assessment for the federally endangered and Western Riverside County MSHCP-covered Delhi Sands flower-loving fly was conducted, because the review of the California Natural Diversity Database (CNDDB) database showed historical Delhi Sands flower-loving fly occurrences within 3 miles of the Project site. Delhi series soils are considered sensitive under the Western Riverside County MSHCP because the soils provide the primary habitat substrate for the Delhi Sands flower-loving fly.

The USDA Natural Resources Conservation Service (NRCS) soils map shows Pachappa fine sandy loam (0 to 2 percent slopes) mapped across the entirety of the Project site; the Project site does not support Delhi fine sands. Furthermore, no evidence of Delhi series soils was observed during the project biological survey.

Based on the lack of Delhi series soils to support this species, the Project site is not suitable to support Delhi Sands flower-loving fly.

Burrowing owls or burrowing owl sign were not observed at the Project site during the habitat assessment. Although the Project is located within the burrowing owl survey area, absence of burrows and burrowing owl sign during the habitat assessment reduces the need for protocol surveys. However, due to the presence of suitable habitat on site, pre-construction surveys will be required. Pursuant to MSHCP Objective 6 for burrowing owls, projects are required to conduct preconstruction presence/absence surveys for burrowing owls within the burrowing owl survey area where suitable habitat is present. As such, the following mitigation and avoidance measure (BIO-1) is required to avoid direct impacts on burrowing owls.

No non-listed special-status wildlife species were observed on the Project site and none have moderate or high potential to occur. As noted above, the Project site has low potential to support burrowing owl (Species of Special Concern). To avoid impacts on burrowing owl, a preconstruction survey will be required pursuant to the MSHCP. Through compliance with the MSHCP guidelines and BIO-1, impacts on burrowing owls would be less than significant.

Mitigation Measure

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. *If burrowing owl are found to have colonized the Project site prior to the initiation of construction, the Project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance.*
- c. *If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.*

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓

Impact Analysis

The General Biological Assessment found that the project area does not contain any habitat that would be considered Jurisdictional Waters or riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside MSHCP. Further, no vernal pools were observed within the Project boundaries and no suitable habitat is present for other sensitive natural communities within or adjacent to the Project site.

Threshold 4.4 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓

Impact Analysis

The General Biological Assessment concluded that the Project site does not contain any state or federally protected wetlands (including, but not limited to, marsh, vernal pool, and coastal). Additionally, the Project site does not contain jurisdictional waters. As noted in Threshold 4.4(a) above, the entire property is disturbed, with vegetated areas dominated by non-native, ruderal species. Therefore, the proposed Project would have no impact on state or federally protected wetlands.

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		

Impact Analysis

Wildlife corridors link areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Corridors effectively act as links between different populations of a species. The Project site does not represent a wildlife travel route, crossing, or regional movement corridor between large open space habitats. The Project site is bordered by existing roads, residential, industrial, and commercial development. As such, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

The proposed Project has the potential to impact active bird nests if vegetation is removed or ground-disturbing activities are initiated during the nesting season (February 1 to August 31). The disturbed habitat on site, both vegetated and unvegetated, has the potential to support ground nesting avian species such as western meadowlark (*Sturnella neglecta*) and California horned lark (*Eremophila alpestris actia*), as well as tree-nesting species such as house finch (*Haemorrhous mexicanus*). Impacts on nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Project-specific measure BIO-2 will avoid Project impacts on nesting birds. With the implementation of this measure, impacts on nesting birds would be less than significant.

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per Mitigation Measure BIO-2.

Mitigation Measure

Mitigation Measure BIO-2- 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 (February 1 through October 1), 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 3 business 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, 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 fenced and no less than a 200-foot radius around the nest. 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 the Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.*

Threshold 4.4 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	

Impact Analysis

According to the General Plan, significant trees are those trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.⁹ Several non-native ornamental Peruvian pepper trees are located on the western border of the project site. These trees do not meet the definition of a significant tree because the species is typically found in Jurupa Valley and their size is not unique.

⁹ City of Jurupa Valley, General Plan Conservation and Open Space Element, Policy COS-1.2.

According to the General Plan, other significant vegetation includes agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetics, and conservation value.¹⁰ The Peruvian pepper trees on the site do not represent an agricultural windrow and are not examples of superior vegetation (i.e., size, height).

Threshold 4.4 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓		

Impact Analysis

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan.¹¹ The plan 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 the General Biological Assessment Report for Assessors Parcel Numbers 175-180-012 and 175-180-016, Hernandez Environmental Services, dated October 2021 (Appendix B), prepared for the Project:

- The Project site does not contain Jurisdictional Waters, MSHCP riparian/riverine areas, or vernal pools.
- The Project site does not impact any MSHCP Narrow Endemic Plant Species.
- The Project site does not contain suitable habitat to support the Delhi Sands flower-loving fly.
- The Project site is not required to comply with the Urban/Wildland Interface Guidelines.
- A total of 18 animal species listed as State and/or Federal Threatened, Endangered, or Candidate were reviewed and found to be not present on the project site including:
 - Tricolored blackbird, Burrowing owl, Crotch bumble bee, Swainson's hawk, Santa Ana sucker, Southern rubber boa, Western yellow-billed cuckoo, San Bernardino kangaroo rat, Stephen's kangaroo rat, Southwestern willow flycatcher, Quino checkerspot butterfly, California black rail, Steelhead-southern California DPS, Coastal California gnatcatcher, Southern mountain yellow-legged frog, Delhi Sands flower-loving fly, Riverside fairy shrimp, and Least Bell's vireo.

¹⁰ City of Jurupa Valley, General Plan Conservation and Open Space Element, Policy COS-1.3.

¹¹ Regional Conservation Authority, Western Riverside County, *Multiple Species Habitat Conservation Plan*, June 17, 2003.

- Although, the site has been disturbed, the presence of Burrowing Owl cannot be ruled out because Burrowing Owls have been known to occupy disturbed sites. Therefore, Mitigation Measure BIO-1 is required.
- The proposed project has the potential to impact active bird nests if vegetation is removed or ground disturbing activities are initiated during the nesting season (February 1 to August 31), Mitigation Measure BIO-2 is required.

4.5 Cultural Resources

The analysis in this section is based in part on a technical report titled:

- *Agua Mansa Commerce Park Project Phase I Cultural Resources Assessment*. MIG, dated November 10, 2016 and is included as Appendix C.

Threshold 4.5 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?			✓	

Impact Analysis

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolishing 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.

Historic Setting

The Project site is located in a general location associated with Native American occupation and/or use during prehistoric and protohistoric periods. It is also an area associated with historic Mexican period rancho activity, American period ranching and farming activity, and, more recently, industrial activity.

Research and Conclusions

Numerous record searches were conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the area around the Project site including the Agua Mansa Park

Project Phase I Cultural Resource Assessment. The records search included a review of all recorded historic and prehistoric archaeological sites within a 1-mile radius of the Project site. In addition, the California Points of Historical Interest (PHI), the listing of California Historical Landmarks (CHL), the California Register of Historic Resources Inventory (HRI) were checked. Historic maps were also reviewed online to verify that no Historical Sites were listed on or adjacent to the Project site.

Six cultural resources are recorded within 1.0 mile of the project area. These resources include three prehistoric archaeological sites, one prehistoric isolate, one historic transmission line, and one historic irrigation system. The closest resource to the current project area is the irrigation system located over one-half mile to the northeast.

Extensive ground disturbance has occurred on the project, and the property contains no known cultural resources.

Threshold 4.5 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		

Impact Analysis

Archaeological Setting

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

According to the City's General Plan Figure 4-19: Historic Resources in Jurupa Valley, no historical resources are indicated within the Project area. However, there is a possibility that archaeological resources could be discovered below grade, during excavation activities from the project's proposed buildings and proposed subterranean drainage chamber in the truck/bin storage areas. Accordingly, the following mitigation measures will reduce project impacts to a less-than-significant level.

Mitigation Measure(s)

CR-1: Archaeological Monitoring. *Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the*

tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) (AB 52) and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant.

A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.

CR-2: Archeological Treatment Plan. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines §15064.5(f) for historical resources and Public Resources Code §21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA21180.

CR-3: Final Report: A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-2 of the Initial Study/Mitigated Negative Declaration for MA21180.

Threshold 4.5 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et seq.

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et seq. California Health and Safety Code §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 §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. Based on the above plans, policies and programs, project impacts to human remains would be less than significant.

4.6 Energy

The following analysis is based in part on a CalEEMod Datasheets dated October 26, 2021 and is included as Appendix A.

Threshold 4.6 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. The consumption of energy would be temporary in nature and would not represent a significant demand on available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or state.

Electric power may be obtained from generators or from Southern California Edison (SCE). SCE's industrial service rate schedule was used to determine the Project's electrical usage. There are no unusual characteristics that would necessitate the use of electricity that would be less energy efficient than at comparable construction sites in the region or state.

Starting in 2014, the California Air Resources Board (CARB) adopted the nation's first regulation aimed at cleaning up off-road construction equipment such as bulldozers, graders, and backhoes. These requirements ensure that fleets gradually turnover the oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. As such, the equipment used for Project construction would conform to CARB regulations and California emissions standards as fuel efficiencies gradually rise. It should also be noted that there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

In addition, as required by state law,¹² idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Operation Energy Analysis

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by passenger car and truck vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site including both employee trips and industrial trucks.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Operational Energy Demands

Project building operations and site maintenance activities would result in the consumption of natural gas and electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied by SCE. The Project proposes conventional industrial uses reflecting contemporary energy-efficient/energy-conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other industrial land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

In summary, as supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. The Project would therefore not cause or result in the need for additional energy-producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California.

¹² California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

Threshold 4.6 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Impact Analysis

The California Energy Commission provides oversight for the preparation of rules and regulations for the conservation of energy such as Appliance Energy Efficiency, Building Energy Efficiency, Energy Supplier Reporting, and State Energy Management. The regulations directly applicable to the Project are Building Energy Efficiency Standards, Title 24, Part 6, and CALGreen Title 24, Part 11. These regulations include, but are not limited to, the use of water-conserving plumbing, installation of bicycle racks, the use of LED lighting, and water-efficient irrigation systems. The Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

4.7 Geology and Soils

The following analysis is based in part on the following technical reports:

- *Geotechnical Evaluation and Infiltration Study, Proposed Industrial Hauling Yard APNs 175-180-012 and -016 East of Aqua Mansa Road and North of Wilson Street, Jurupa Valley, Riverside County, California*
- GEO TEK, Inc., dated October 9, 2020 and included as Appendix D
- Preliminary Project Specific Water Quality Management Plan (Preliminary WQMP), K&A Engineering, Inc., dated June 2021 and included as Appendix E

Impact Analysis

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 4.7-1 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.

The Project site is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the Preliminary Geotechnical Investigation prepared for the Project (Appendix D).

Note: There are no Alquist-Priolo earthquake fault zones located in Jurupa Valley, therefore, that topic is not addressed in the Initial Study.

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

According to the General Plan¹³ the Project site has a low potential for liquefaction. Based on the Preliminary Geotechnical Investigation (Appendix D), no active or potentially active fault is known to exist at this site, nor is the site situated within an Alquist-Priolo Earthquake Fault Zone. The site has not been mapped by the State of California for potential seismic hazards such as liquefaction or landslides. The County of Riverside indicates that the site is “not in a fault zone,” “not in a fault line,” has a “low” liquefaction potential and is “susceptible” to subsidence. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the Preliminary Geotechnical Investigation prepared for the Project (Appendix D).

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iv) Landslides?				✓

Impact Analysis

Evidence of ancient landslides or slope instabilities at this site was not observed during the geotechnical investigation. The subject property does not lie within an earthquake induced landslide zone.

Threshold 4.7 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			✓	

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. The Municipal Code requires the preparation of a Storm Water Pollution Prevention Plan to address site-specific conditions related to these activities.¹⁴ The plan will identify potential sources of erosion and sedimentation loss of topsoil during construction, and identify erosion control measures to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, and hydroseeding.

Through compliance with the Municipal Code, construction impacts related to erosion and loss of topsoil would be less than significant.

¹³ City of Jurupa Valley, General Plan Safety Element, *Figure 8-5: Liquefaction Susceptibility in Jurupa Valley*.

¹⁴ City of Jurupa Valley, Municipal Code, Chapter 6.05.010, *Storm Water/Urban Runoff Management and Discharge Controls*.

Operation

The development will be approximately 90% impervious area and 10% landscaped.

Existing drainage patterns were preserved to the maximum extent feasible. In the proposed conditions, runoff generated from buildings and parking lots will drain into several inlets and through the storm drain system into the underground perforated pipes with gravel BMP in the parking area. The CDS units will be installed prior into the underground perforated pipes for pre-treatment BMP. Overflow from underground perforated pipes will connect to existing off-site storm drain system. Underground perforated pipes with gravel BMP are unlined, which also provides an opportunity for infiltration to the extent the underlying onsite soil can accommodate.

Threshold 4.7 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) 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?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.7-1 shall apply.

Landslide/Lateral Spreading

As noted in the response to [Threshold 4.7\(a\)\(iv\)](#) above, the site is relatively flat and contains no slopes that may be subject to landslides. Based on the Preliminary Geotechnical Investigation (Appendix E) no lateral spreading due to liquefaction is expected at this site.

Liquefaction/Subsidence/Collapse

According to the General Plan,¹⁵ the Project site has a low potential for liquefaction, subsidence, or collapse to occur. Based on the Preliminary Geotechnical Investigation (Appendix E), a potential for loss of bearing capacity due to liquefaction, subsidence, or collapse is not expected at the site. The site is not within state-delineated Zones of Required Investigation for either liquefaction potential or landsliding.¹⁶

¹⁵ City of Jurupa Valley, General Plan Safety Element, Figure 8-5: Liquefaction Susceptibility in Jurupa Valley.

¹⁶ California Department of Conservation, 2020b

As a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures in accordance with the approved recommendations included in the *Geotechnical Evaluation and Infiltration Study* prepared for the Project (Appendix D).

Threshold 4.7 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			✓	

Impact Analysis

Plans, Policies, and Programs

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

PPP 4.7-1 shall apply.

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

Based on laboratory testing, the materials present near the ground surface have an Expansion Index of EI<20 per ASTM D 4829 and considered "very low" as it is less than an Expansion Index of greater than 91, which is used to determine if soils are expansive. Risks from expansive soils are considered to be low. In any event, the Project would be required to construct the proposed structures in accordance with the approved recommendations included in the Preliminary Geotechnical Investigation (Appendix D).

Threshold 4.7 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) 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?				✓

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the Rubidoux Community Service District's existing sewer conveyance and treatment system.

Threshold 4.7 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Impact Analysis

Paleontological Resources

General Plan Figure 4-18, Paleontological Sensitivity, indicates that the site has portions within both the High A (HA) and Low (L) sensitivity designations for finding paleontological resources.¹⁷ Therefore, the following mitigation measures are required:

Mitigation Measures

GEO-1: 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 to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

GEO-2: 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 that shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory),*

¹⁷ City of Jurupa Valley, General Plan, Conservation and Open Space Element, Figure 4-18, Paleontological Sensitivity.

research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

Unique Geologic Feature

The Project site is relatively flat with native-soil units below a layer of crushed aggregate base overlaying alluvium ranging in thickness from 3 to 6 inches. Alluvial material was encountered in all site exploratory borings and consist of medium dense to very dense sand with varying amounts of silt and stiff hard silt.

These features are common in the area. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the CalEEMod datasheets included as Appendix A.

Threshold 4.8 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

Impact Analysis

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 4.8-1** 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.
- PPP 4.8-2** 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 4.8-3** 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*.

No single land use project could generate enough greenhouse gas (GHG) emissions to noticeably change the global average temperature. Cumulative GHG emissions, however, contribute to global climate change and its significant adverse environmental impacts. Thus, the primary goal in adopting GHG significance thresholds, analytical methodologies, and mitigation measures is to ensure new land use development provides its fair share of the GHG reductions needed to address cumulative environmental impacts from those emissions.

Thresholds of Significance

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the South Coast Air Quality Management District. General Plan Policy AQ 9.5 requires the City to utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP). The City has determined that the SCAQMD's draft threshold of 3,000 MTCO₂e per year is appropriate for industrial and warehouse land use development projects. The 3,000 MTCO₂e threshold is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial

projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 3.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 4.8-1.

Table 4.8-1 Annual Greenhouse Gas Emissions

Emissions Source	Total Emissions (MTCO ₂ e per year)
Annual construction-related emissions amortized over 30 years	14.89
Area Source	0.01
Energy Source	94.51
Mobile Source	212.69
Waste	16.7
Water Usage	25.24
Total CO₂E (All Sources)	364.08
Screening Threshold (CO ₂ E)	3,000
Threshold Exceeded	No

Source: CalEEMod Datasheets (Appendix A).

As shown on Table 4.8-1, the Project has the potential to generate approximately **364.08** MTCO₂e per year. As such, the Project would not exceed the City's screening threshold of 3,000 MTCO₂e. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required.

Threshold 4.8 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Impact Analysis

Plans, Policies, and Programs

PPP 4.8-1 through PPP 4.8-3 above apply the Project.

Determining a project's consistency with plans, policies, or regulations adopted for the purpose of reducing greenhouse gas (GHG) emissions plans presents unique challenges because the impact is global and solutions require both global, federal, state, and local action. The following are the primary plans adopted at the state level that to reduce GHG emissions:

- The California Air Resources Board (CARB) Scoping Plan is the state's overall strategy in the form of measures that apply to emissions sectors that comprise the state's greenhouse gas emission inventory. The state's implementation strategy primarily takes the form of source-specific regulations for energy producers, fuel suppliers, and vehicle manufacturers (e.g., California Light-Duty Vehicle GHG Standards and Low Carbon Fuel Standard). The Scoping Plan envisions a limited role for local government in implementing the state's GHG reduction strategy, focusing on local government's authority over land use and some transportation projects.
- The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) supports the state's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities. To this end, the Southern California Association of Governments (SCAG) has adopted *Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy*, which charts a course for closely integrating land use and transportation to increase mobility options and achieve a more sustainable growth pattern. Implementation of Connect SoCal depends on partnerships with local jurisdictions and County Transportation Commissions (CTCs). The land use strategies in Connect SoCal are based on a growth vision that was developed through extensive consultation with local communities, which proposes multiple different types of Priority Growth Areas, as well as identifying regional growth constraints. SCAG provides resources to help local jurisdictions align local plans and programs with the regional growth vision through a series of technical assistance and funding programs.

Certain measures of the Scoping Plan and Connect SoCal are supported by the Project, such as energy conservation and energy efficiency measures. Other measures, while not directly applicable, would not be obstructed by impeded by Project implementation.

The City is in the process of preparing a Climate Action Plan (CAP) in conjunction with WRCOG which will identify specific policies and regulations that are directed at the project level. Until such time that the City adopts a CAP, the Project is evaluated for consistency with the following plans, policies, or regulations to reduce greenhouse gas (GHG) emissions.

Table 4.8-2 Consistency with GHG Reduction Measures

GHG Reduction Measure	Consistency Analysis
General Plan	
AQ 9.5 GHG Thresholds. Utilize the SCAQMD Draft GHG thresholds to evaluate development proposals until the City adopts a Climate Action Plan (CAP).	The City has determined that the SCAQMD's draft threshold of 3,000 MTCO ₂ e per year is appropriate for this Project. GHG emissions are 2,229.51 MTCO ₂ e, which is less than the 3,000 MTCO ₂ e threshold.
CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.	The Project is required to comply with Section 9.283 (Water Efficient Landscape Design Requirement) of the City of Jurupa Valley Municipal Code.
LUE 11.6 Energy Efficiency. Require development projects to use energy efficient design features in their site planning, building design and orientation, and	The Project is required to submit building plans and is required to meet CALGreen Codes, California Title 24 Energy Efficiency Standards, and the City's water efficient

GHG Reduction Measure	Consistency Analysis
landscape designs that meet or exceed state energy standards.	landscape requirements; therefore, the Project is determined to be consistent with General Plan Policy LUE 11.6.
ME 3.9 Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design, or other conditions.	The municipal code requires pedestrian access between the public sidewalk and the on-site walkways that provide access to the office buildings. Landscaped open areas and walking paths, per code, are included as part of the site development.
ME 3.36 Bicycle Improvements Conditionally Required. Require the construction or rehabilitation of bicycle facilities and “bicycle-friendly” improvements as a condition of approving new development, following Zoning Ordinance standards	The Project is providing bicycle parking spaces, bicycle racks, and interior bicycle lockers.
Municipal Code	
Energy Efficiency	As required by Municipal Code Section 8.05.010 (7), 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 this section.
Green Buildings	As required by Municipal Code Section 8.05.010 (8), California Green Building Standards Code, prior to issuance of a building permit, the Project proponent shall submit plans in compliance with this code section.
Water Conservation	The Project will comply with Chapter 9.283. - Water Efficient Landscape Design Requirements.
Solid Waste Reduction	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.

Based on analysis above, the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and impacts will be less than significant.

4.9 Hazards and Hazardous Materials

The following analysis is based in part on the following technical reports:

- *Phase I Environmental Site Assessment, APNs 175-180-012 and -016.* GEOTEK August 10, 2021 and included as Appendix F
- *Limited Phase II Environmental Site Assessment, Hauling Yard Development.* GEOTEK May 23, 2022 and included as Appendix G

Threshold 4.9 (a,b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	

Impact Analysis

Plans, Policies, and Programs

The following applies to the Project and would reduce impacts relating to the routine transport, use, or disposal of hazardous materials. This measure will be included in the Project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP 4.9-1 As required by Health and Safety Code §25507, 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 §25503 if the 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 §25507(a)(1) through (6).

Existing Hazardous Materials

The Subject Property undeveloped land that was previously used for agricultural purposes from approximately 1948 to 1990 and is currently being used for parking and equipment storage.

Based on the historical agricultural land use Riverside County Environmental Health requested soil sampling be conducted in accordance with the "Interim Guidance for Sampling Agricultural Properties (DTSC, 2008) A limited Phase II ESA with soil sample was conducted by GeoTek, Inc. and found no contamination and therefore no further investigation was recommended.

The following summarizes the results of the site inspection relative to hazardous materials:

- The storage of hazardous materials and waste typical for vehicle maintenance operations (e.g., oils, fuel) were not observed on the property. There was no indication of spills or material release from the secondary containment systems.
- There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the property related to transformers.
- Hazardous wastes were not observed on the property.
- There is no indication that the soil or groundwater on the property has been impacted. There are four Leaking Underground Storage Tank (LUST) sites within 0.5 miles of the property. Remediation has been completed on these sites and the status of the facilities is listed as “Completed – Case Closed” and do not represent an environmental concern to the Project site.

Construction Activities

Heavy equipment that would be used during construction of the proposed 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 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 reasonable consequence of the proposed 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 to requirements imposed by the Environmental Protection Agency, the California Department of Toxic Substances Control, the 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. A less than significant impact would occur.

Operational Activities

The Project will provide for various industrial uses and as such the use and storage of hazardous materials maybe present as part of business operational activities. The use of hazardous materials will be regulated by federal, state, and local rules and regulations. The Riverside County Department of Environmental Health will require regular inspections and emergency plans if needed.

Threshold 4.9 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

Impact Analysis

The Project site is not located within one-quarter mile from an existing or proposed school. The nearest school is Mission Middle School located approximately 2 miles southwest of the Project site. In addition, as discussed in the responses to Thresholds 4.9(b) and 4.9(c) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials.

Threshold 4.9 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?				✓

Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State of California and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code §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 §25187.5 of the Health and Safety Code, identified by DTSC

Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code §65962.5.¹⁸

Threshold 4.9 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				✓

Impact Analysis

The nearest airport is Flabob Airport located approximately 2.5 miles southwest of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project site is not located within airport compatibility or noise contour zones.¹⁹

Threshold 4.9 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Impact Analysis

Access to the Project site is proposed from Wilson Street. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles.

¹⁸ California Environmental Protection Agency, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed March 2, 2022.

¹⁹ Riverside County Airport Land Use Commission, *Flabob Airport Land Use Compatibility Plan*, December 2004. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/14-%20Vol.%201%20Flabob.pdf>

Threshold 4.9 (g). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

Impact Analysis

According to the General Plan,²⁰ the Project site is not located within a high wildfire hazard area. (Also refer to analysis under Section 4.20, Wildfire).

²⁰ City of Jurupa Valley, General Plan Safety Element, *Figure 8-10: Wildfire Severity Zones in Jurupa Valley*.

4.10 Hydrology and Water Quality

The following analysis is based in part on the following technical reports:

- *Preliminary Drainage Report*, K&A, dated June 2021 and included as Appendix H
- Preliminary Project Specific Water Quality Management Plan (WQMP) Riverside Hauling Yard, K&A Engineering, Inc., dated June 2021 and included as Appendix I
- *Water and Sewer Availability Letter*, Rubidoux Community Services District, dated September 16, 2021 and is included as Appendix J
- *Domestic Water Service – APN: 175-180-012 & 16*. West Valley Water District, dated September 7, 2021 and included as Appendix K.

Threshold 4.10 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	

Impact Analysis

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 4.10-1 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 4.10-2 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 4.10-3 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.

PPP 4.10-4 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.

Water Quality Standards

The Porter-Cologne Water Quality Control Act²¹ defines water quality objectives (i.e., standards) as "...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area".²²

Construction Impacts (Water Quality Standards)

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

The Municipal Code requires the Project to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities.²³ The permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturbs at least 1 acre of total land area.

Compliance with the permit requires preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The plan would specify the required measures to be implemented during construction activities to ensure that all

21 California Water Boards, Porter-Cologne Water Quality Control Act, January 2019. Available at:

https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf

22 Water Code Division 7, Chapter 7, §13050(h)

23 City of Jurupa Valley, *Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls*. Available at:

https://library.municode.com/ca/jurupa_valley/codes/municipal_code?nodeid=TIT6HESA_CH6.05STWAURRUMADICO_S_6.05.050REPOSTWA

potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site.

Operational Impacts (Water Quality Requirements)

Storm water pollutants commonly associated with the types of land uses that could occupy the proposed buildings include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the Municipal Code,²³ a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The WQMP prepared for the Project (Appendix F), proposes to divert surface runoff generated from the building and parking areas and will maintain the original drainage pattern and drain north where it then will be picked up by multiple catch basins that are designed to intersect and capture the 100-year flow. After the flow gets captured by the site's catch basins it will then be routed, via pipe, to a hydrodynamic separator unit, followed by underground storage where it will infiltrate into the surrounding soil. The underground storage has been sized to capture and store a 25-year/24-hour storm event.

Waste Discharge Requirements

Waste discharge requirements are issued by the Santa Ana Regional Water Quality Board under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements."²⁴ These requirements regulate the discharge of wastes that are not made to surface waters, but that may impact the region's water quality by affecting underlying groundwater basins. Discharge requirements are issued for Publicly Owned Treatment Works' wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities that can affect water quality.

Operational Impacts (Waste Discharge Requirements)

The Rubidoux Community Services District has implemented a Pretreatment Program.²⁵ The pretreatment process monitors certain dischargers that are required to use proven pollution control techniques to remove pollutants from their sewage before discharging into the sewer collection system. With mandatory compliance with the Pretreatment Program, impacts related to waste discharge requirements are less than significant.

²⁴ California Water Boards, *Waste Discharge Requirements Program*, July 3, 2020. Available at: https://www.waterboards.ca.gov/water_issues/programs/waste_discharge_requirements/

²⁵ <https://www.rcsd.org/pretreatment>

Threshold 4.10 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Impact Analysis

Groundwater Supplies

Water service would be provided to the Project site by the west Valley Water District (WVWD). According to the *2020 Upper Santa Ana River Watershed Urban Water Management Plan (IRUWMP)*, as of CY 2020, water supplied to the WVWD service area is from groundwater production or surface water from Lytle Creek. WVWD obtains both potable and non-potable groundwater for use in its service area. The WVWD's water supplies come from a combination of local groundwater and surface water as well as imported water. All of the groundwater supplies come from the adjudicated basins including the Rialto, Bunker Hill, Lytle Creek, and North Riverside Basins, which are sub-basins of the Upper Santa Ana Valley Rialto-Colton and Riverside-Arlington Basins.

Sustainable Groundwater Management

The Sustainable Groundwater Management Act requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. The act requires the prioritization of basins and subbasins based on a variety of factors such as population and number of water wells in a basin. Basins are ranked from very-low to high-priority. Basins ranking high- or medium-priority are required to form Groundwater Sustainability Agencies to manage basins sustainably and requires those agencies to adopt Groundwater Sustainability Plans.

According to the SGMA Prioritization Dashboard the Upper Santa Ana Valley- Rialto-Colton and Riverside-Arlington Basins have a prioritization classification of Very Low.²⁶ Therefore, the basins are not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin.

²⁶ Department of Water Resources, *SGMA Basin Prioritization Dashboard*, <https://gis.water.ca.gov/app/bp-dashboard/final/>, accessed October 8, 2021.

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
(i) Result in substantial erosion or siltation on- or offsite?			✓	
(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?			✓	

Impact Analysis

Existing Condition

The natural drainage course starts along the Project site's frontage at Wilson Street and flows north where it collects into the existing soft bottom basins. Two soft bottom basins are located along the north side of the site. One basin is located on the northwest side, and the other basin is located at the north-center side of the site. During a rain event, the collected storm flows are stored in the basins and then infiltrate into the surrounding ground. If that the storm volume exceeds available basin storage volume, the water will overtop the basins and continue flowing north to the adjacent dirt ditch that is located between the site's fence and the existing railroad tracks. At this point the drainage will collect and pond a couple of feet in depth before leaving the site via an existing culvert located at the northwest side of the site adjacent to Agua Mansa Road.

There are an existing catch basin and storm drain pipes, 18-inch and 24-inch, in Wilson Street. The existing 24-inch storm drain enters the site and is terminated about 50 feet into the site. It appears that the 24-inch storm drain was built to provide drainage outlet of future development.

Proposed Condition

The proposed drainage pattern will maintain the original drainage pattern and drain north, where it then will be picked up by multiple catch basins that are designed to intersect and capture the 100-year flow. After the flow gets captured by the site's catch basins it will then be routed, via pipe, to a hydrodynamic separator unit, followed by underground storage where it will infiltrate into the surrounding soil. The underground storage has been sized to capture and store a 25-year/24-hour storm event.

If the storm flow volume exceeds the underground storage capacity, the excess flow will spill into the proposed 24-inch storm drain and convey the flow to an existing 24-inch storm drain pipe that is located at the south-east side of the site.

In the unlikely scenario that the rain storm event would exceed the site's proposed drainage system or if the system would be unable to perform as designed due to unforeseen failure, the storm water will pond along the north side of the site followed by overtopping the proposed curb and gutter and continuing to spill north into the existing earth ditch. From this point on the flow will follow the existing drainage course as described in previous section.

During construction, the Project is required to implement a Stormwater Pollution Prevention Plan per **PPP 4.10-1**.

As proposed, the design of the storm drain system will not result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓

Impact Analysis

According to the General Plan,²⁷ the Project site is not located within a flood hazard zone. According to the California Department of Conservation, California Official Tsunami Inundation Maps,²⁸ the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing a seiche.

²⁷ City of Jurupa Valley, General Plan Figure 8-9: Flood Insurance Rate Map (FIRM).

²⁸ California Department of Conservation, *California Official Tsunami Inundation Maps*, <https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,consi,dered%20tsunamis%20for%20each%20area>, accessed August 30, 2020.

Threshold 4.10 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

Impact Analysis

As discussed under Thresholds 4.10(a) and 4.10(c), with implementation of the drainage system improvements and features as described, the Project will not conflict with or obstruct implementation of a water quality control plan.

As discussed under Threshold 4.10(b), the Project site is not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin

4.11 Land Use and Planning

Threshold 4.11 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide a community?				✓

Impact Analysis

An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site is approximately 9.82 acres in size and is in an area largely characterized by existing and future industrial and commercial development. To the north are industrial and commercial uses and the future Agua Mansa Specific Plan; to the east industrial uses; to the west industrial uses; and to the south industrial uses. As such, the Project will not divide an established community.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) 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?			✓	

Impact Analysis

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, a specific plan, or a zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are described in the analysis below.

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation, including but not limited to, the General Plan, South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, Western Riverside County Multiple Species Habitat Conservation Plan, or the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program with implementation of the PPPs and Mitigation Measures throughout this Initial Study.

4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

Impact Analysis

According to the General Plan²⁹ the Project site is located within Mineral Resource Zone (MRZ) 3, which is defined as “Areas containing known or inferred mineral occurrences of undetermined mineral resources significance.” However, no mineral resource extraction activity is known to have ever occurred on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

Impact Analysis

The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing.³⁰ The Project site is delineated as Heavy Industrial (HI) and zoned as Manufacturing-Heavy (M-H). Therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site.

²⁹ City of Jurupa Valley, General Plan Figure 4-16: Jurupa Valley Mineral Resources.

³⁰ City of Jurupa Valley, *General Plan Land Use Element*, p. 2-28.

4.13 Noise

The following analysis is based in part on the following technical report:

- *Agua Mansa Commerce Park Specific Plan Noise Impact Analysis*, Urban Crossroads Inc., dated January 28, 2019 and included as Appendix L.

Threshold 4.13 (a). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) 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?			✓	

Impact Analysis

Existing Ambient Noise Levels

The closest sensitive receptors to the Project site are located in a residential area located approximately 0.6 miles to the south. Two 24-hour ambient noise measurements were conducted: one at the location of the nearest sensitive receptors to the Project site at Hall Avenue, and one at the intersection of Agua Mansa and Wilson Street. The daytime ambient noise levels range at the residential area were measured at 64.2 dBA, and the nighttime ambient noise level at 60.1 dBA with a CNEL of 67.8 dBA. The daytime ambient noise levels range at the intersection of Agua Mansa and Wilson Street were measured at 71.4 dBA, and the nighttime ambient noise level at 70.1 dBA with a CNEL of 76.9 dBA.

Construction Noise Impact Analysis

The degree of construction noise and noise levels may vary for different areas of the Project site and also vary depending on the construction activities and different phases of construction. The City relies upon data provided by Environmental Protection Agency regarding the noise generated characteristics of typical construction activities.³¹ The data is presented in Table 4.13-1 below.

³¹ Federal Transit Agency, *Transit Noise and Vibration Assessment Manual*, September 2018, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

Table 4.13-1 Typical Construction Equipment Noise Levels

Equipment Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

The City's criteria for determining if construction noise results in a significant CEQA impact is as follows:

- 1) The project is inconsistent with General Plan Policy NE 3.5: Construction Noise, which states: "Limit commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m."

The Project site is located approximately 0.6 miles from the closest residential uses located to the south of the Project site. Therefore, the Project is consistent with Policy NE 3.5.

- 2) Construction noise levels exceed the levels identified in the latest version of the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual.

Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during grading phase. The construction noise levels are expected to range from 54.8 to 72.6 dBA Leq, and the highest construction levels would be attenuated below 25 dBA Leq at the closest sensitive receiver locations 0.6 miles south of the site. The construction noise analysis shows that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* and nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

On-Site Operational Noise Impacts

The Project business operations would primarily consist of traffic movement of employees and facility trucks. On-site Project-related noise sources are expected to include truck movements, rooftop air handling units, parking lot vehicle movements, and trash enclosure activity. The proposed hours of operation for the facility are during daytime hours, Monday through Saturday.

Therefore, most of the Project-related operational noise source activity will be limited to the daytime hours.

Using reference noise levels from noise measurements from similar sources to represent the proposed Project operations that include truck movements, rooftop air handling units, and trash enclosure activity, the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at distances from 100 to 500 feet from the site as there are no sensitive receiver locations within one-half mile. Table 4.13-2 shows the Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m.

Table 4.13-2 Operational Noise Levels

Noise Source	Daytime Operational Noise Levels by distance (dBA Leq)			
	50 feet	100 feet	200 feet	500 feet
Truck Movement	59.8	53.8	47.8	39.8
Rooftop Air Conditioning Units	57.2	51.2	45.2	37.2
Trash Enclosure Activity	57.3	51.3	45.3	37.3
Total Day (All Noise Sources)	63.05	57.1	51.1	43.1

General Plan Policy NE 1.3 states: “New or Modified Stationary Noise Sources. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of Figure 7-3. This policy does not apply to noise levels associated with agricultural operations existing in 2017.”

As it applies to the Project, Figure 7-3 of the General Plan considers noise levels up to 75 dBA to be normally acceptable in industrial land use areas. Because the Project’s operational noise levels do not exceed 75 dBA, impacts are less than significant.

To describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Project-related operational noise level increases will satisfy the operational noise level increase significance criteria presented in Table 4-13-3.

Table 4.13-3 Increase in On-Site Operational Noise

Receiver Location	Reference Ambient Noise Levels	Combined Project and Ambient Noise Level	Project Increase	Threshold	Significant?
Onsite	67.8	69.0	1.2	5 dBA	No
100 feet	67.8	68.2	0.4	5 dBA	No
200 feet	67.8	67.9	0.2	5 dBA	No
500 feet	67.8	67.8	0.01	5 dBA	No

Off-Site Operational Traffic Noise Impacts

According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.³² A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

Consistent with the Riverside Hauling Yard (Aqua Mansa/Wilson) Focused Traffic Analysis, the Project is relocating truck operations from the adjacent property to the new site and is expected to increase employee trip ends by 24 per day and truck trips by 18 per day. The existing facility operates with 42 employee trip ends per day and 99 truck trips per day. As such, the Project will not double the traffic volumes on surrounding roadways that could impact sensitive receptors located 0.6 miles to 1 mile from the site.

Conclusion

With implementation of Mitigation Measure NOI-1 and PPP 4.13-1, the Project's noise impacts will not result in the 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.

Threshold 4.13 (b). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	

Impact Analysis

This analysis focuses on the potential ground-borne vibration associated with vehicular traffic and construction activities. Groundborne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. However, due to the rapid drop-off rate of groundborne vibration and the short duration of the associated events, vehicular traffic-induced groundborne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity.

However, while vehicular traffic is rarely perceptible, construction has the potential to result in varying degrees of temporary ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized in Table 4.13-4.

³² Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

Table 4.13-4 Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (PPV) inches per second at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.

At distances ranging from 256 feet to 2,075 feet from typical Project construction activities (at the Project site boundary), construction vibration velocity levels are estimated to range from 0.000 to 0.003 PPV (in/sec). Based on the City of Jurupa Valley vibration standards, the unmitigated Project construction vibration levels will satisfy the 0.2 PPV (in/sec) threshold at all the nearby sensitive receiver locations. Therefore, the vibration impacts due to Project construction are considered less than significant. Moreover, construction at the Project site will be restricted to daytime hours consistent with City requirements, thereby eliminating potential vibration impacts during the sensitive nighttime hours.

Threshold 4.13 (c). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	

Impact Analysis

The Project is a light industrial use development and will not expose people to aircraft noise. In addition, the nearest airport is Flabob Airport located approximately 2.5 miles southeast of the Project site. According to *Map FL-1, Flabob Airport Land Use Compatibility Plan*, the Project site is not located within a designated Noise Impact Zone, so there are no existing aircraft noise impacts affecting the site that would be exacerbated and thereby expose workers to excessive noise levels.³³

³³ Riverside County Airport Land Use Commission, *Flabob Airport Land Use Compatibility Plan, Noise Compatibility Contours*, December 2004. Available at: <http://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/14-%20Vol.%201%20Flabob.pdf>

4.14 Population and Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) 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)?			✓	

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, the City is a net exporter of jobs, with more residents working outside the City than non-residents working inside the City.³⁴ Thus, it is anticipated that new employees generated by the Project would be within commuting distance and would not generate needs for any housing.

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

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

In addition, the analysis in Section 4.15, *Public Services*, of this Initial Study demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Impact Analysis

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

³⁴ City of Jurupa Valley, General Plan Economic Sustainability Element, p. 11-3.

4.15 Public Services

Threshold 4.15 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?			✓	

Impact Analysis

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 4.15-1 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 4.15-2 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.

The Riverside County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Riverside County Fire Department Rubidoux Community Services District Fire Station No. 38 located approximately 2.3 roadway miles southwest of the Project site at 5721 Mission Boulevard.

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

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

Furthermore, the Municipal Code requires payment of the Development Impact Fee to assist the City in providing fire protection services.³⁵ Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the above analysis, with implementation of **PPP 4.15-1** and **PPP 4.15-2**, impacts related to fire protection are less than significant.

Police Protection

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 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.

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, California. The Project would increase the demand for police protection services. The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services, including police protection services.³⁵ Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project.

³⁵ City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

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

Based on the above analysis, with implementation of **PPP 4.15-3**, impacts related to police protection are less than significant.

Schools

Plans, Policies, or Programs (PPP)

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

PPP 4.15-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

The Project does not propose any housing and would not directly create additional students to be served by the Jurupa Unified School District. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services.

Based on the above analysis, with implementation of **PPP 4.15-3**, impacts related to schools are less than significant.

Parks

The Project will not create an additional need for housing thus directly increasing the overall population of the City and generating additional need for parkland and will have no impact on parks. Industrial projects per Municipal Code 7.25.020 E (1) are exempt from the payment of development impact fees related to parks.

Other Public Facilities

Plans, Policies, or Programs (PPP)

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

PPP 4.15-2 above is applicable to the Project.

As noted in the response to Threshold 4.14(a), *Population and Housing*, of this Initial Study, development of the Project would not result in a direct increase in the population of the Project

area and would not increase the demand for public services, including public health services and library services that would require the construction of new or expanded public facilities.

The Municipal Code requires payment of the Development Impact Fee to assist the City in providing for public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.³⁶

Based on the above analysis, with implementation of **PPP 4.15-2** above, impacts related to other public facilities are less than significant.

³⁶ City of Jurupa Valley, *Municipal Code Chapter 3.75, Development Impact Fee*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

4.16 Recreation

Threshold 4.16 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓

Impact Analysis

The Project would not cause a substantial physical deterioration of any recreational facilities or would accelerate the physical deterioration of any recreational facilities because the Project does not propose residential dwelling units which would increase the population that would use parks and other recreational facilities. Industrial projects per Municipal Code 7.25.020 E (1) are exempt from the payment of development impact fees related to parks.

Threshold 4.16 (b).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

Impact Analysis

As noted in the response to Threshold 4.16(a) above, the Project does not propose any recreational facilities or require the construction or expansion of recreational facilities that 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.

4.17 Transportation

The following analysis is based in part on technical reports titled:

- *Riverside Hauling Yard (Agua Mansa/Wilson) Trip Generation & Vehicle Miles Traveled Screening*, Ganddini Group, dated June 28, 2021 and included as Appendix M.
- *Riverside Hauling Yard (Agua Mansa/Wilson) Focused Traffic Analysis*, Ganddini Group, dated December 3, 2021 and included as Appendix N.

Threshold 4.17 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	

Impact Analysis

Through the City's project review process, policies, plans, and/or programs supporting alternative transportation would be reviewed and incorporated as applicable. Consequently, Project impacts related to non-vehicular traffic (i.e., transit service) will be less than significant, and no mitigation is required. The proposed Project will provide adequate pedestrian facilities, including upgrading the existing sidewalks along public streets abutting the site, as necessary. The Municipal Code also requires the Project to provide bicycle parking facilities.³⁷

Threshold 4.17 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓	

Impact Analysis

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

The *City of Jurupa Valley's Traffic Study Guidelines* provides details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in

³⁷ City of Jurupa Valley, *Municipal Code Section 17.188.060*, June 10, 2020. Available at: <https://www.jurupavalley.org/168/Municipal-Code>

a less-than significant impact without conducting a more detailed analysis. The *Traffic Study Guidelines* describe a three-step screening procedure:

1. Transit Priority Area (TPA) or High-Quality Transit Area (HQTA) Screening
2. Low VMT Area Screening
3. Project Type Screening

A land use project need only meet one of the above screening thresholds to result in a less-than significant impact.

The Western Riverside Council of Governments (WRCOG), with support from the Southern California Association of Governments (SCAG), developed implementation guidance and a VMT impact screening tool. The Screening Tool uses the sub-regional travel demand model Riverside County Transportation Analysis Model (RIVTAM) to measure VMT performance within individual traffic analysis zones (TAZs) within the region. The Project's physical location based on assessor's parcel number (APN) is input into the Screening Tool to determine project-generated VMT as compared to the City average. Based on the Screening Tool results, the Project is not located within a low VMT generating TAZ in the RIVTAM base year traffic model.

Local Serving Land Uses

As noted in the OPR Technical Advisory, a presumption of less than significant VMT impact may be appropriate for certain types of local serving projects based on their VMT-reducing nature. Local serving projects will generally redistribute trips rather than creating new trips.

The proposed project trips are to service the local community with needed public services which are not available in the general area. There are no alternative options for MRF/Transfer Station facilities within an eight-mile radius of the project site. The existing site is located to efficiently service the local community, thereby shortening travel distances and reducing VMT. Accordingly, the City TIA Guidelines specify utility facilities and waste services as a local-serving community use. Therefore, the proposed project satisfies the City-established screening criteria for local-serving community institutions and may be presumed to result in a less than significant VMT impact.

Projects with Fewer than 250 Daily Vehicle Trips

The proposed Project is forecast to result in a net increase of approximately 139 daily vehicle trips over a 10-year growth forecast. Therefore, the proposed project satisfies the City-established screening criteria for projects

Threshold 4.17 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Impact Analysis

Access to the site is already in place from the roadways abutting the Project site. The Project is required to construct street and site access improvements that will meet City standards.

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

Threshold 4.17 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in inadequate emergency access?			✓	

Impact Analysis

The Project would take access from Wilson Street. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's Engineering Department, the County Fire Department, and the County Sheriff's Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

The following analysis is based in part on a technical report titled:

- *Agua Mansa Commerce Park Project Phase I Cultural Resources Assessment*. MIG., dated November 10, 2016 and included as Appendix C to this Initial Study.

Threshold 4.18 (a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				✓

Impact Analysis

The entire property appears to have been previously graded and is partially paved. The field survey resulted in no observable impacts to significant surface historic tribal cultural resources are present on the property. However, given the presence of Native American prehistoric sites recorded within 1 mile of the property, Mitigation Measures TCR-1 through TCR-3 are required.

Threshold 4.18 (a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?		✓		

Impact Analysis

Tribal Cultural Resources consist of the following.

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

2. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
3. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

The Planning Department notified the following California Native American Tribes per the requirements of AB 52:

- Gabrieleño Band of Mission Indians – Kizh Nation
- Soboba Band Luiseño Indians
- San Manuel Band of Mission Indians

The Gabrieleño Band of Mission Indians – Kizh Nation, Soboba Band Luiseño Indians requested consultation and indicated that tribal cultural resources could be present on the site. As a result of the AB 52 consultation process, the following mitigation measures are required:

Mitigation Measure(s)

TCR-1: Native American Monitoring Agreement. *Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground-disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) (AB 52), has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Ground-disturbing activities include all excavations for each portion of the Project site and related offsite improvements including clearing, grubbing, tree removals, grading, and trenching.*

The Monitoring Agreement shall include, but is not limited to, the following provisions:

1. *Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities.*
2. *In conjunction with the Archaeological Monitor(s) required by Mitigation Measure CR-1 of this Initial Study/Mitigated Negative Declaration for MA21180, the Native American*

Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

3. The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.

The Permit Applicant shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Community Development Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.

TCR-2: Unanticipated Discovery. The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground-disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

1. Ground-disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground-disturbing activities are allowed on the remainder of the Project Site.
2. The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure CR-1, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA21180), and the City of Jurupa Valley Community Development Department shall meet and confer, and discuss the find with respect to the following:
 - a. Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:
 - b. Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1(k); or
 - c. Pursuant to Public Resources Code §5024.1(c) as it pertains to the Consulting Tribe(s): 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, 2) Is associated with the lives of persons important in our past, 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or 4) Has yielded, or may be likely to yield, information important in prehistory or history.
3. If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1(k) or §5024.1(c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe(s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes(s) are involved, and a mutual agreement cannot be reached as to the form and manner of

disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.

4. *If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe(s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (e.g., documentation, recovery, avoidance) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code §21084.3(b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21180. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.*

TCR-3: Final Report. *If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21180.*

4.19 Utilities And Service Systems

The following analysis is based in part on the following letters:

- *Water and Sewer Will Serve Letter*, Rubidoux Community Services District, dated September 16, 2021 and included as Appendix J.
- *Domestic Water Service*, West Valley Water District, dated September 7, 2021 and included as Appendix K.

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) 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?			✓	

Impact Analysis

Water Facilities

A water main pipeline will be connected to the existing West Valley Water District water main in Agua Mansa Road, and offsite water improvements will not be necessary.

Wastewater Treatment Facilities

A sewer lateral pipeline will be connected to the existing Rubidoux Community Services District 8-inch diameter sewer main in Wilson Street. Wastewater treatment will occur at the City of Riverside Wastewater Reclamation Plant.

Storm Drainage Facilities

The development will be approximately 90% impervious area and 10% landscape. The proposed drainage pattern will maintain the original drainage pattern and drain north where it then will be picked up by multiple catch basins which are designed to intersect and capture the 100-year flow. Once the flow gets captured by the site's catch basins it will then be routed, via pipe, to a hydrodynamic separator unit, followed by underground storage where it will infiltrate into the surrounding soil. The underground storage has been sized to capture and store a 25-year 24-hour storm event.

Proposed drainage is overland and by sheet flow generally in a southern direction. The development will be approximately 90% impervious area and 10% landscape. Runoff generated from the building and the parking areas will be captured via inlets and conveyed to underground detention basins for peak attenuation. The Project is also required to implement a Storm Water Pollution Prevention Plan per PPP 4.10-1.

Electric Power Facilities

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

Natural Gas Facilities

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

Telecommunications Facilities

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

In summary, the installation of the facilities at the locations as described above are evaluated throughout this Initial Study. In instances where impacts have been identified, Plans, Policies, Programs (PPP) or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study would not be required.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

Impact Analysis

Water use for the Project was estimated by using the CalEEMod Datasheets and are included as part of Appendix A. The Project is estimated to have a water demand of 27 acre-feet per year (or 24,104 gallons per day).

Water service would be provided to the Project site by the west Valley Water District (WVWD). According to the 2020 Upper Santa Ana River Watershed Urban Water Management Plan (IRUWMP), as of CY 2020, water supplied to the WVWD service area is from groundwater production or surface water from Lytle Creek. WVWD obtains potable and non-potable groundwater for use in its service area. The WVWD's water supplies come from a combination of local groundwater and surface water as well as imported water. All of the groundwater supplies come from the adjudicated basins including the Rialto, Bunker Hill, Lytle Creek, and North Riverside Basins which are sub-basins of the Upper Santa Ana Valley Rialto-Colton and Riverside-Arlington Basins.

The WVWD has assessed the reliability of its water service during normal, single-dry, and multiple-dry years by comparing total projected water supplies with total projected water demand over the next 20 years, in 5-year increments. Future water supplies for WVWD include all reasonably foreseeable and quantifiable future water supply projects that the WVWD is either currently undertaking or is in the process of implementing. In summary, the WVWD is projected to have sufficient water supplies to meet expected customer demands in normal years, single-dry years, and multiple-dry years occurring anytime between 2025 and 2045 with the future supply projects coming online and the potential effects of climate change on precipitation/natural recharge and outdoor water use.

The WVWD issued a Domestic Water Service “Will Serve” letter dated September 7, 2021 (Appendix K). The Will Serve letter does not guarantee that the WVWD will provide water to serve the Project, but rather is an indicator that the WVWD has the potential to provide water provided that fees are paid and water improvements are constructed per the WVWD’s standards.

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) 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?			✓	

Impact Analysis

Sanitary sewer service to the Project site would be provided by the Rubidoux Community Services District (District). The District purchases treatment capacity at the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside.

Wastewater generated by commercial and industrial customers is transported through the Inland Empire Brine Line (IEBL), which is a pipeline constructed to protect the Santa Ana River Watershed from desalter concentrate and various saline wastes. Organizations whose processes create high-saline waste that does not qualify for use or reclamation returns to the region through the municipal sewer system domestic-treatment plants, but does qualify for ocean discharge, can use the IEBL to transport the waste. The IEBL pipeline carries the waste directly to specially equipped treatment plants operated by the Orange County Sanitation District. After treatment, the waste is discharged to the Pacific Ocean.

Sewer service is available to serve the Project by connecting to the existing sewer main pipeline in Agua Mansa Road. The District issued a “Will Serve” letter dated September 16, 2021 (Appendix J). The Will Serve letter does not guarantee that the District will provide sewer service for the Project, but rather is an indicator that the District has the potential to provide sewer service provided that fees are paid and sewer improvements are constructed per the District’s standards.

Threshold 4.19 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) 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?			✓	

Impact Analysis

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 4.19-1 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 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.

Solid waste from Jurupa Valley is transported to the Robert A. Nelson Transfer Station and Material Recovery Facility at 1830 Agua Mansa Road. From there, recyclable materials are transferred to third-party providers, and waste materials are transported to various landfills in Riverside County. Solid waste generated during long-term operation of the Project would primarily be disposed at the El Sobrante Landfill. Table 4.19-1 describes the capacity and remaining capacity of these landfill.

Table 4.19-1 Capacity of Landfill Serving Jurupa Valley

Landfill	Capacity (cubic yards)	Remaining Capacity (cubic yards)	Closure Date
El Sobrante Landfill	209,910,000	143,977,170	1/1/2051

Source: CalRecycle, SWIS Facility/Site Activity Details website, March 2022.

Construction Related Impacts

The California Green Building Standards Code (CALGreen) requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Jurupa Valley Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CALGreen solid waste requirements as required by **PPP 4.19-1** will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1 above, the landfill serving the Project site receives well below the maximum permitted daily disposal volume and demolition and construction waste generated

by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, the regional landfill facility is not expected to reach total maximum permitted disposal capacities during the Project's construction period. As such, the landfill facility would have sufficient daily capacity to accept construction solid waste generated by the Project.

Operational Related Impacts

Based on solid waste generation usage obtained from the Project's *CalEEMod Datasheets* (Appendix A), the Project would generate approximately 33.29 tons of solid waste per year or 0.09 tons per day.

Table 14.19-2 compares the Project's waste generation against the remaining landfill capacity.

Table 4.19-2 Project Waste Generation Compared to Landfill Daily Throughput

Landfill	Landfill Daily Throughput (tons per day)	Project Waste (tons per day)	Project Percentage of Daily Throughput
El Sobrante Landfill	16,054	0.09	<0.00001%

Source: Cal Recycle, SWIS Facility/Site Activity Search, March 2022.

As shown on Table 4.19-2, the Project's solid waste generation will add a minimal amount of additional solid waste of the remaining capacity of the El Sobrante Sanitary Landfill. As such, the Project is not anticipated to cause the landfill to exceed remaining capacity.

In addition, the Municipal Code 6.77.015 - Mandatory Commercial Recycling, requires commercial businesses to arrange for recycling services, consistent with state and local laws, rules, regulations, and requirements to reduce the amount of solid waste processed at landfills.³⁸

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

Plans, Policies, or Programs (PPP)

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

PPP 4.19-1 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 to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa

³⁸ City of Jurupa Valley, *Municipal Code Chapter 6.76, Construction and Demolition Waste Management*. Available at: https://library.municode.com/ca/jurupa_valley/codes/code_of_ordinances?nodeId=TIT6HESA_CH6.76CODEWAMA

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.

The City compels its waste hauler to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach and monitoring programs and by processing the solid waste from the City's industrial customers through its waste hauler's material recovery facility. The Project would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs.

4.20 Wildfire

Threshold 4.20 (e).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				✓

Impact Analysis

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

According to General Plan Figure 8-11, *Wildfire Severity Zones in Jurupa Valley*, the Project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20(a) through 4.20(d) below require no response.

Threshold 4.20 (a). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 4.20 (b). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?	N/A	N/A	N/A	N/A

Threshold 4.20 (c). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?	N/A	N/A	N/A	N/A

Threshold 4.20 (d). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?	N/A	N/A	N/A	N/A

4.21 Mandatory Findings of Significance

Threshold 4.21 (a). Does the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

Impact Analysis

As indicated in this Initial Study, biological resources, cultural resources, paleontological resources, transportation, and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels.

- BIO-1: Pre-Construction Burrowing Owl Survey
- BIO-2: Nesting Bird Protection
- CR-1: Archaeological Inadvertent Discovery
- CR-2: Archeological Treatment Plan
- CR-3: Final Report
- GEO-1: Paleontological Inadvertent Discovery
- GEO-2: Paleontological Treatment Plan
- TCR-1: Native American Monitoring Agreement
- TCR-2: Unanticipated Discovery
- TCR-3: Final Reporting

Threshold 4.21 (b). Does the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

Impact Analysis

The cumulative impacts analysis provided here is consistent with §15130(a) of the CEQA Guidelines, in which the study of cumulative effects of a project is based on two determinations:

- Are the combined impact of this project and other projects significant?
- If so, is the project's incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant, and the Project's incremental effect is found to be cumulatively considerable (CEQA Guidelines §15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, Environmental Analysis, of this Initial Study concluded that the Project would have no impact or a less than significant impact for all environmental topics, except Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, future development will impact the available biological resources present on the site. All the vegetation will be removed during future construction activities. However, because construction may not occur immediately, the potential exists for colonization of burrowing owls in the days or weeks preceding ground disturbing activities. Therefore, Mitigation Measure BIO-1: Preconstruction Burrowing Owl Survey is required.

Development activities will also impact wildlife, and those with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Nesting Birds are known to be located within the regional area potentially. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures BIO-1 and BIO-2, are required to ensure any impacts remain less than significant.

Overall, the loss of about 8.33 acres of areas of disturbed unvegetated and areas dominated by non-native ruderal species is not expected to have a significant cumulative impact on the overall biological resources in the region, given the presence of similar habitat throughout the surrounding desert region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, Cultural Resources, of this Initial Study, the records search, and field survey did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site boundaries. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the earthmoving activities. Suppose previously undocumented cultural resources are identified during earthmoving activities. In that case, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation, if

necessary, as required by Mitigation Measures CR-1 through CR-3. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils (Paleontological Resources)

As discussed in Section 4.7, Geology and Soils, of this Initial Study, the property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends from the point of contact with the Transverse Ranges geomorphic province, southerly to the tip of Baja California. Based on field exploration, the area of anticipated improvements is underlain by older alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measures GEO-1 and GEO-2 are required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, Tribal Cultural Resources, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted through the AB52 consultation process determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures TCR-1 through TCR-3. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, Utilities and Service Systems, of this Initial Study, the installation and construction of the sewer, water, storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, Geology, and Soils (Paleontological Resources), and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures BIO-1, BIO-2, CR-1, CR-2, CR-3, GEO-1, GEO-2, and TCR-1 through TCR-3. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

In instances where impacts have been identified, the Plans, Policies, or Programs were applied to the Project based on federal, state, or local law currently in place that effectively reduces environmental impacts, or Mitigation Measures are required to reduce impacts to less than significant levels. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

Threshold 4.21 (c). Does the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Impact Analysis

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly affect human beings for construction noise. The construction noise levels are expected to range from 54.8 to 72.6 dBA Leq, and the highest construction levels would be attenuated below 25 dBA Leq at the closest sensitive receiver locations 0.6 miles south of the site. The construction noise analysis shows that the nearest sensitive receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold established by the *Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual* and nearby sensitive receiver locations would experience less than significant impacts due to Project construction noise levels.

5.0 Mitigation Monitoring Reporting Program

Project Name:	MA 21180. Burrtec Wilson Street Project
Date:	June 28, 2022
Project Manager:	Luis Lopez, Principal Planner
Project Description:	37,025 square feet of industrial and office use buildings including a 10,275-square-foot Main Office building area, a 1,683-square-foot Mechanics Office building area, and a 25,067-square-foot Shop building area on approximately 9.82 acres
Project Location:	The Project site is located on the northeast corner of Agua Mansa Road and Wilson Street and is identified by the following Assessor Parcel Numbers: APN: 175-180-012 and 016.

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.
- **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.

Any applicable Plans, Policies, or Programs (PPP) 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 Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
Aesthetics			
PPP 4.1-1 As required by Municipal Code Section 9.155.030 (c), structures shall exceed forty (40) feet in height at the yard setback line. Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved to Section 9.240.370. Structures other than buildings shall not exceed fifty (50) feet in height, unless a height up to one hundred five (105) feet is approved pursuant to Section 9.240.270.	Planning Department	Prior to the issuance of building permits	
PPP 4.1-2 As required by the General Plan Land Use Element Table 2.4, the Floor Area Ratio (FAR) shall not exceed 0.15 - 0.50.	Planning Department	Prior to the issuance of building permits	
PPP 4.1-3 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.	Planning Department	Prior to the issuance of building permits	
PPP 4.1-3 As required by Municipal Code Section 9.155.030 (k) - Development Standards for the M-H zone: All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.	Planning Department	Prior to the issuance of building permits	
Air Quality			
PPP 4.3-1 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving and stockpiling activities, grading, and equipment travel on unpaved roads.	Public Works and Engineering Department	During grading	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
PPP 4.3-2 The Project is required to comply with the provisions of South Coast Air Quality District Rule 431.2, <i>"Sulphur Content and Liquid Fuels."</i> The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of both reducing the formation of sulfur oxides and particulates during combustion and to enable the use of add-on control devices for diesel fueled internal combustion engines.	Public Works and Engineering Department	During construction	
PPP 4.3-3 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 1113, <i>"Architectural Coatings"</i> Rule 1113 limits the release of volatile organic compounds (VOCs) into the atmosphere during painting and application of other surface coatings.	Building & Safety Department	During construction	
PPP 4.3-4 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> and Rule 1186.1, <i>"Less-Polluting Street Sweepers."</i> Adherence to Rule 1186 and Rule 1186.1 reduces the release of criteria pollutant emissions into the atmosphere during construction.	Building & Safety Department	During construction	
PPP 4.3-5 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 ongoing	
Biological Resources			
PPP 4.4-1 The Project is required to pay mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) as required by Municipal Code Chapter 3.80.	Planning Department	Prior to the issuance of a grading permit	
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:	Planning Department	Prior to the issuance of a grading permit	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
<p>a. In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.</p> <p>b. If burrowing owl are found to have colonized the Project site prior to the initiation of construction, the Project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance.</p> <p>c. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a preconstruction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.</p>			
<p>MM- BIO-2: 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 (February 1 through October 1), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <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, 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 fenced and no less than a 200-foot radius around the nest. 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 the</p>	Planning Department	Prior to the issuance of a grading permit	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.			
Cultural Resources			
PPP 4.5-1 The project is required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et seq.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
MM CR-1: Archaeological Monitoring. Prior to issuance of grading permits, the Permit Applicant shall provide evidence to the City of Jurupa Valley Community Development Department that a qualified professional archaeologist (Professional Archaeologist) that is listed on the City of Jurupa Valley Cultural Resources Consultant List or the Cultural Resource Consultant List maintained by the County of Riverside Planning Department, has been contracted to implement Archaeological Monitoring for the area of impact for the Project. Monitoring shall be conducted in coordination with the Consulting Tribe(s), defined as a Tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52") and has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Monitoring shall address the details of all ground-disturbing activities and provides procedures that must be followed to avoid or reduce potential impacts on cultural, archaeological, and tribal cultural resources to a level that is less than significant. A fully executed copy of the Archaeological Monitoring Agreement shall be provided to the City of Jurupa Valley Planning Department to ensure compliance with this measure. If the resource is significant, Mitigation Measure CR-2 shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
CR-2: Archeological Treatment Plan. The Project Archaeologist shall prepare and implement a treatment plan to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall be per CEQA Guidelines §15064.5(f) for historical resources and Public Resources Code §21083.2(b) for unique archaeological resources. Preservation in place	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
(i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementing archaeological data recovery excavations to remove the resource and subsequent laboratory processing and analysis. If historic Native American tribal cultural resources are involved, the Treatment Plan shall be coordinated with the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-1 through TCR-3 of the Initial Study/Mitigated Negative Declaration for MA21180.			
CR-3: Final Report. A final report containing the significance and treatment findings shall be prepared by the Project Archaeologist and submitted to the City of Jurupa Valley Community Development Department and the Eastern Information Center, University of California, Riverside. If a historic tribal cultural resource is involved, a copy shall be provided to the Consulting Native American Tribe(s) as described in Mitigation Measure TCR-s of the Initial Study/Mitigated Negative Declaration for MA21180.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
Geology and Soils			
PPP 4.7-1 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	
PPP's 4.10-1 through PPP 4.10-4 in Section 4.10, <i>Hydrology and Water Quality</i> shall apply.	Engineering Department	Prior to the issuance of a grading permit and during operation	
MM- GEO-1: 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	Panning Department	Prior to the issuance of a grading permit	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
vicinity to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.			
MM- GEO-2: 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 that 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.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
Greenhouse Gas Emissions			
PPP 4.8-1 As required by Municipal Code Section 8.05.010, <i>California Energy Code</i> , 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.	Building & Safety Department	Prior to the issuance of building permits	
PPP 4.8-2 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	
PPP 4.8-3 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 <i>California Green Building Standards</i> .	Building & Safety Department	Prior to the issuance of building permits	
Hazards and Hazardous Materials			
PPP 4.9-1 As required by Health and Safety Code §25507, 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 §25503 if the 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 §25507(a)(1) through (6).	Planning Department	Planning Department to confirm if Riverside County Department of Environmental Health requires a Business Plan	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
		prior to occupancy	
Hydrology and Water Quality			
PPP 4.10-1 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.	Public Works and Engineering Department	Prior to the issuance of grading permits	
PPP 4.10-2 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.	Public Works and Engineering Department	Prior to the issuance of grading permits and during construction	
PPP 4.10-3 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.	Public Works and Engineering Department	Prior to the issuance of grading permits and during operation	
PPP 4.10-4 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	Public Works and Engineering Department	During operation	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
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.			
Public Services			
PPP 4.15-1 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.	Fire Department	Prior to issuance of a building permit or occupancy permit as determined by the Fire Department	
PPP 4.15-2 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.	Building & Safety Department	Per Municipal Code Chapter 3.75	
PPP 4.15-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.	Building & Safety Department	Prior to the issuance of building permits	
Tribal Cultural Resources			
TCR-1: Native American Monitoring Agreement. Prior to the issuance of a grading permit, the Permit Applicant shall enter into a Monitoring Agreement with the Consulting Tribe(s) for Native American Monitor(s) to be onsite during ground-disturbing activities allowed by the grading permit. A Consulting Tribe is defined as a tribe that initiated the tribal consultation process for the Project as provided for in Public Resources Code §21080.3.1(b) ("AB52"), has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City. Ground-disturbing activities include all excavations for each portion of the Project site and related offsite improvements including clearing, grubbing, tree removals, grading, and trenching.	Planning Department	Prior to the issuance of a grading permit	

Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
<p>The Monitoring Agreement shall include, but is not limited to, the following provisions:</p> <ol style="list-style-type: none"> 1. Provide a minimum of 30 days advance notice to the Consulting Tribe(s) of all ground disturbing activities. 2. In conjunction with the Archaeological Monitor(s) required by Mitigation Measure CR-1 of this Initial Study/Mitigated Negative Declaration for MA21180, the Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. 3. The onsite monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Native American Tribal Monitor(s) have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. <p>The Permit Applicant shall submit a fully executed copy of the Monitoring Agreement to the City of Jurupa Valley Community Development Department to ensure compliance with this mitigation measure. If there are multiple Consulting Tribes involved, a separate Monitoring Agreement is required for each. The Monitoring Agreement shall not modify any condition of approval or mitigation measure.</p>			
<p>TCR-2: Unanticipated Discovery: The Permit Applicant or any successor in interest shall comply with the following for the life of the grading permit. If, during ground-disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:</p> <ol style="list-style-type: none"> 1. Ground-disturbing activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. Ground-disturbing activities are allowed on the remainder of the Project Site. 2. The Consulting Tribe(s), the Project Archaeologist (retained by the Permit Applicant under Mitigation Measure CR-1, Retain Professional Archaeologist, of this Initial Study/Mitigated Negative Declaration document for MA21180), and the City of Jurupa Valley Community 	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	

<p>Development Department shall meet and confer, and discuss the find with respect to the following:</p> <ol style="list-style-type: none">Determine if the resource is a Tribal Cultural Resource as defined by Public Resources Code §21074, if so:Determine if the resource is listed or eligible for listing in the California Register on a "Local register of historical or resources" pursuant to Public Resources Code §5020.1(k); orPursuant to Public Resources Code §5024.1(c) as it pertains to the Consulting Tribe(s): 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, 2) Is associated with the lives of persons important in our past, 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or 4) Has yielded, or may be likely to yield, information important in prehistory or history. <p>3. If the resource(s) are Native American in origin [and not a historical resource as defined by Public Resources Code §5020.1 (k) or §5024.1 (c)], the Consulting Tribe will retain it/them in the form and/or manner the Consulting Tribe (s) deems appropriate, for educational, cultural and/or historic purposes. If multiple Consulting Tribes (s) are involved, and a mutual agreement cannot be reached as to the form and manner of disposition of the resource(s), the City shall request input from the Native American Heritage Commission and render a final decision.</p> <p>4. If the resource(s) is both a tribal cultural resource and a historic resource, the Project Archaeologist, the Consulting Tribe (s), and the City of Jurupa Valley Planning Department shall meet and confer and discuss the appropriate treatment (e.g., documentation, recovery, avoidance) for the cultural and historic resource. Treatment, at a minimum, shall be consistent with Public Resources Code §21084.3(b). The appropriate treatment shall be prepared in conjunction with the Archaeological Treatment plan required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21180. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p>			
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Mitigation Measures (MM) Plans, Policies, or Programs (PPP)	Responsibility For Implementation	Time Frame/Milestone	Verified By
TCR-3: Final Report: If a Tribal cultural resource is also a historic resource defined above, the resource shall be included in the Final Report required by Mitigation Measure CR-2 of the Initial Study/Mitigated Negative Declaration for MA21180.	Public Works and Engineering Department Planning Department	During grading and in the event of discovery of resources during grading	
Utility and Service Systems			
PPP 4.19-1 The Project shall comply with Section 4.408 of the 2013 <i>California Green Building Code Standards</i> , which requires new development projects to submit and implement a construction waste management plan 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.	Building & Safety Department	Prior to the issuance of building permits	