Initial Study Checklist

City of Jurupa Valley Master Application 18008:

General Plan Amendment No. 18001
Development Agreement No. 18001
Site Development Permit No. 18048
Variance No. 18008

For

Property Located on the 12340 Agua Mansa Road (south of El Rivino Road, east of Hall Avenue, and northwest of Agua Mansa Road)

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
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Applicant:

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January 6, 2020

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MASTER APPLICATION 18008 SUMMARY

The Project requests approval of the following:

1) General Plan Amendment (GPA) No. 18001: Amend the General Plan to allow logistics use on the Project site.

2) Development Agreement (DA) No. 18001: The Development Agreement provides long term vested right to develop industrial buildings on the Project site and provide community benefit to the City.

3) Site Development Permit (SDP) No. 18048: Proposed construction of two industrial buildings totaling 335,002 square feet on ±23.44-acres. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet.

4) Variance (VAR) No. 18008. The Agua Mansa Specific Plan has a requirement that the maximum building height is 35 feet if the building is within 100 feet of a residential area. The applicant's variance request is to exceed the maximum height. The proposed building height is 45 feet high.

INTRODUCTION

1.1 Purpose of the Initial Study Checklist

While it has been determined that an Environmental Impact Report (EIR) will be required for the project, one of the additional purposes of an Initial Study Checklist is to focus an EIR on the effects determined to be significant, identifying the effects determined not to be significant, (and) explaining the reasons for determining that potentially significant effects would not be significant." (State CEQA Guidelines, Section 15063(c)). Therefore, one of the key purposes of this Initial Study Checklist is to focus the EIR's analysis on impacts that are potentially significant as part of the Project, while eliminating potential impacts that are clearly less-than-significant.

1.2 Initial Study Checklist Document

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

1.3 Environmental Effects Not Found to be Potentially Significant

The following list identifies the environmental issues that, pursuant to the findings of this Initial Study Checklist, have been determined to pose no potentially significant environmental impacts.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

1.4 Potentially Significant Environmental Effects

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

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Geology and Soils
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emission
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation

- Tribal Cultural Resources
- Utilities and Service Systems

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

2.0 PROJECT BACKGROUND

2.1 Project Location

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and County of San Bernardino to the north, City of Norco to the south, City of Eastvale to the west, and City of Riverside and County of San Bernardino to the east. Specifically, the Project is located at 12340 Agua Mansa Road, south of El Rivino Road, east of Hall Avenue, and northwest of Agua Mansa Road. (Refer to Exhibit 1).

The Project site includes the following Assessor Parcel Numbers (APNs):

- 175-210-032.
- 175-210-034.
- 175-210-059.

2.2 Project Description

The Project Applicant, Carson—VA Industries submitted the following application to the City of Jurupa Valley, which comprise the proposed Project: General Plan Amendment (GPA) No. 18001; Development Agreement (DA) No. 18001; Site Development Permit (SDP) No. 18048; Variance (VAR) No. 18008; and Lot Line Adjustment (LLA) No. 18006. The City of Jurupa Valley refers to this application as Master Application (MA) No. 18008.

The Project's application materials are on file with the City of Jurupa Valley Planning Department 8930 Limonite Avenue, Jurupa Valley, CA 92509 and are hereby incorporated by reference.

A. General Plan Amendment (GPA) No. 18001

Amend the Land Use Element of the General Plan to allow logistics use on the Project site.

B. Development Agreement (DA) No. 18001

The Development Agreement provides long term vested right to develop industrial buildings on the Project site and provide community benefit to the City.

C. Site Development Permit (SDP) No. 18048

Proposed construction of two industrial buildings totaling 335,002 square feet and related site improvements including landscaping, parking, and infrastructure facilities on±23.44-acres. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet.

The Project would be operated as an industrial use pursuant to the permitted and conditionally permitted uses allowed in the Manufacturing-Service Commercial (M-SC) Zone.

D. Variance (VAR) No. 18008

The Agua Mansa Specific Plan has a requirement that the maximum building height is 35 feet if the building is within 100 feet of a residential area. The applicant's variance request is to exceed the maximum height. The proposed building height is 45 feet high.

2.3 Existing Site Conditions/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]).

In the case of the proposed Project, the Initial Study Checklist determined that an EIR is the appropriate form of CEQA compliance document, which requires a Notice of Preparation. Thus, the baseline environmental setting for the Project is the approximate date that the Project's Notice of Preparation was issued on January 13, 2020.

Land Use

The Project site consists of ±23.44-acres. Existing and surrounding land uses are shown on Table 1.

Table 1. Existing and Surrounding Land Uses

Location	Existing Use
Site	Vacant land
North	Industrial development Residential development Vehicle storage
South	Industrial development
East	Industrial development
West	Former Riverside Cement Company plant
Source: Field Inspection, December, 2019	

Existing General Plan Land Use Designations and Zoning Classifications

A summary of the existing General Plan land use designations and zoning classifications for the Project site and surrounding properties are shown on Table 2.

Table 2. Existing General Plan Designations and Zoning Classifications

Location	General Plan Designation	Zoning Classification
Site	Heavy Industrial (HI)	M-SC (Manufacturing-Service Commercial)
North	Heavy Industrial (HI) LDR (Country Neighborhood)	M-SC (Manufacturing-Service Commercial) R-A
South	Heavy Industrial (HI)	M-H (Manufacturing-Heavy)
East	Heavy Industrial (HI) (Jurupa Valley) AM-SP (Medium Industrial) (County of San Bernardino)	M-SC (Manufacturing-Service Commercial) (Jurupa Valley) AM-SP (Medium Industrial) (County of San Bernardino)
West	Business Park with Specific Plan Overlay (BP-SPO)	M-SC (Manufacturing-Service Commercial) M-H (Manufacturing-Heavy)
Sources: Jurupa General Plan Land Use Plan, Jurupa Valley Zoning Map, County of San Bernardino Land Use/Zoning Map		

Access

Access is provide via Hall Avenue which is a paved 4-lane roadway with a curb along the southern/western boundary of the site and Aqua Mansa Road which is a paved 4-lane roadway with a curb along the eastern boundary of the site

Drainage

The site currently sheet flows south and east to Hall Avenue and Agua Mansa Road. The storm water then flows into a storm drain system constructed for PM 24088 and PM 12104 (approved in 1992, drawing number I-514) which flows south on Agua Mansa Road, south and east on Brown Avenue, discharging into the Santa Ana River.

Topography

The Project site is relatively flat with an elevation range of 949-964 above mean sea level.

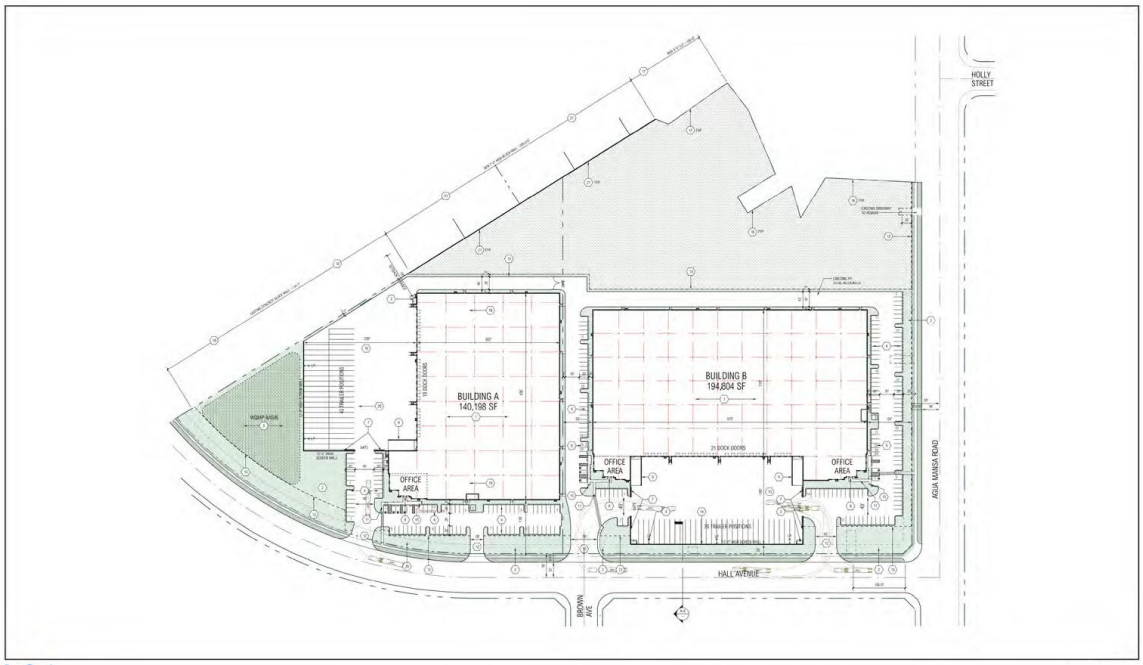
Vegetation

The site is characterized as a historically graded site that has been most recently grubbed/disced that has also been exposed to other recurring anthropogenic activities such as ORV uses, and debris dumping (e.g., manure, trash). Substrate consists of loams and sands. The site is elevated on the eastern part. Chain-link fencing and existing development surround the site. Introduced (non-native) plant species recorded on site included foxtail chess (*Bromus madritensis* ssp. *rubens*), soft chess (*Bromus mollis*), Mediterranean grass (*Schismus barbatus*), Russian thistle (*Salsola tragus*), golden crownbeard (*Verbesina enceliodes*), and puncture vine (*Tribulus terrestris*). Native species recorded included telegraph weed (*Heterotheca grandiflora*) and annual bur-sage (*Ambrosia acanthicarpa*).

EXHIBIT 1

Project Location Map/Aerial Photo

EXHIBIT 2
Site Plan



3.0 INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Evaluation Format

This Initial Study Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on twenty-one (21) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

1. Aesthetics
2. Agriculture & Forestry Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Energy
7. Geology & Soils
8. Greenhouse Gas Emissions
9. Hazards & Hazardous Materials
10. Hydrology & Water Quality
11. Land Use & Planning
12. Mineral Resources
13. Noise
14. Population & Housing
15. Public Services
16. Recreation
17. Transportation
18. Tribal Cultural Resources
19. Utilities and Service Systems
20. Wildfire
21. Mandatory Findings of Significance

Each factor is analyzed by responding to a series of questions pertaining to the impact of the Project on the particular factor in the form of a checklist. This Initial Study Checklist provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

The effects of the Project are then placed in the following four categories, which are each followed by a summary to substantiate why the Project does not impact the particular factor with or without mitigation. If "Potentially Significant Impacts" that cannot be mitigated are determined, then the Project does not qualify for a Mitigated Negative Declaration and an Environmental Impact Report must be prepared:

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

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

- **Plans, Policies, Programs (PPP)** – These include existing regulatory requirements such as plans, policies, or programs applied to the Project based on the basis of federal, state, or local law currently in place which effectively reduce environmental impacts.

- **Project Design Features (PDF*)*** – These measures include features proposed by the Project that are already incorporated into the Project's design and are specifically intended to reduce or avoid impacts (e.g., water quality treatment basins).

Plans, Policies, or Programs (PPP*)* and the Project Design Features (PDF) were assumed and accounted for in the assessment of impacts for each issue area.

Both types of measures described above will be required to be implemented as part of the Project, and will be included in the Mitigation Monitoring and Reporting Program for the Project.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

Determination

On the basis of this initial evaluation:

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

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

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

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

I find that although the proposed Project could have a significant effect on tyhe environment, because all potgentially significnat 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 are imposed upon the proposed Project, nothing further is required. ☐

Thomas G. Merrell

Signature

City of Jurupa Valley

Agency

Thomas G.Merrell, AICP, Planning Director

Printed Name/Title

January 6, 2020

Date

3.1 AESTHETICS

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

3.1 (a-d)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Impact Analysis

Landforms with potential scenic vistas include the San Gabriel and San Bernardino mountain ranges roughly 20 miles north of the Project site and the Jurupa Mountains west of the Project site. Views toward these mountains from the Project site and surrounding roadways are mostly obstructed due the topography and intervening development.

The Project proposes to construct construction of two industrial buildings totaling 335,002 square feet and related site improvements such as parking and landscaping on ±23.44-acres. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet.

Because a Variance is required for building height, the Project may result in a potentially significant impact on aesthetics.

Although the Project site is not located within a state scenic highway, this issue, as well scenic vistas, visual character or quality, and light and glare **WILL** be evaluated further in the EIR.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**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?				■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				■
d. Result in the loss of forest land or conversion of forest land to non-forest use?				■
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 or conversion of forest land to non-forest use?				■

3.2 (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? .

Determination: No Impact
Sources: California Department of Conservation "Farmland Mapping and Monitoring Program: Riverside County Important Farmland 2010", General Plan Multipurpose Open Space Element.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The 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. As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. No mitigation measures are required.

This issue **WILL NOT** be addressed further in the EIR.

3.2 (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Determination: No Impact.
Sources: Jurupa Valley General Plan Land Use Map, Jurupa Valley Zoning Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Agricultural Zoning

The Project site is zoned M-H (Manufacturing-Heavy) which allows a variety of heavy industrial uses. The M-H Zone is primarily intended to promote and attract industrial and manufacturing activities and agricultural uses are permitted. There is no agricultural zoning or uses in close proximity to the Project site. Therefore, the Project will not conflict with existing zoning for agricultural use.

Williamson Act

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

This issue **WILL NOT** be evaluated further in the EIR.

3.2 (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

Determination: No Impact.
Sources: General Plan Land Use Map, Zoning Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is zoned M-H (Manufacturing-Heavy). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. No impact would occur and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.2 (d) Result in the loss of forest land or conversion of forest land to non-forest use?

Determination: No Impact
Source: Field Survey.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.2 (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?

Determination: No Impact.
Sources: General Plan Land Use Map, Field Survey.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Farmland Mapping and Monitoring Program classifies the Project site as Farmland of Local Importance. Farmland of Local Importance is either currently producing, or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. The General Plan Conservation and Open Space Element contains policies to encourage the continuation of land that is in active agricultural production.

The dominant plant community on the Project site consists of historically graded land that has been most recently grubbed/disced that has also been exposed to other recurring anthropogenic activities such as ORV uses, and debris dumping (e.g., manure, trash). Introduced (non-native) plant species recorded on site included foxtail chess (*Bromus madritensis* ssp. *rubens*), soft chess (*Bromus mollis*), Mediterranean grass (*Schismus barbatus*), Russian thistle (*Salsola tragus*), golden crownbeard (*Verbesina enceliodes*), and puncture vine (*Tribulus terrestris*). Native species recorded included telegraph weed (*Heterotheca grandiflora*) and annual bur-sage (*Ambrosia acanthicarpa*).

The site can be considered to be Fallow Agricultural Land. The description of this habitat and vegetation communities is based on the definitions found in MSHCP Section 2.1.3 and *A Manual of California Vegetation: Second Edition* (Sawyer et al. 2009). Fallow Agricultural Land includes fallow fields that have been recently disked, plowed, or are no longer used to produce crops and are slowly being encroached by non-native herbaceous plant species. In some cases, native annual wildflowers become established in fallow agricultural lands. As such, the Project site is not currently providing active agricultural land of use to the local economy.

In addition, the Project site is planned for industrial uses by the General Plan and this type of development has been anticipated for the Project site.

Based on the analysis above, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur.

This issue **WILL NOT** be evaluated further in the EIR.

3.3 AIR QUALITY

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

3.3 (a-e)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Impact Analysis

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

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

Sensitive receptors near the Project site include residences which are located north of the Project site. Construction activities associated with the proposed Project would result in temporary sources of fugitive dust and construction vehicle emissions. Long-term operation of the Project would result in daily vehicular trips that would generate local emissions which could expose sensitive receptors to substantial pollutant concentrations.

The construction and operation of the proposed Project has the potential to result in odor impacts. Construction-related short-term odor impacts may include exhaust fumes as well as other emissions from construction vehicles. Once the Project is operational, mobile sources of odors may occur, including truck traffic serving the Project site operations.

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

3.4 BIOLOGICAL RESOURCES

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

3.4 (a-f)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Impact Analysis

The subject parcels are located within MSHCP Sub-Unit SU3–Delhi Sands Area, Independent Cell Group, Cell 22 (Jurupa Area Plan). The site is located within an area requiring habitat assessments for Section 6.3.2-Additional Survey Needs and Procedures-BUOW), Section 6.1.3-Narrow Endemic Plants, Section 6.1.2 Riparian/Riverine/Vernal Pool Mapping, and Section 6.1.4-Guidelines Pertaining to Urban/Wildland Interface.

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

3.5 CULTURAL RESOURCES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	■			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5 or a tribal cultural resource pursuant to Public Resources Code 21074?	■			
c. Disturb any human remains, including those interred outside of formal cemeteries?	■			

3.5 (a-c)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Impact Analysis

One previously recorded historic period cultural resource is in the Project site: P-33-16364/CA-RIV- 8513, which consists of a steel tank, a large steel pipe junction, a large patch of asphalt pavement, two borrow pits, a steel rail, several steel and iron pipes, and a dirt access road. The field survey confirmed the condition of P-33-16364 as consistent with that of the time of its original recording. However, as discussed in the original site record, the construction and use date of P-33-16364 is unknown, and nothing was identified during the current field survey to assist in identifying the age and use date of the site. The presence of a previously recorded cultural resource within the Project site indicates a potential for subsurface deposits.

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

3.6 ENERGY

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	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?	■			
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	■			

3.6 (a-b)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Construction of the Project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions. Construction of the Project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered, such as interior construction and architectural coatings.

Operation of the Project would create additional demands for electricity and natural gas as compared to existing conditions, and would result in increased energy use.

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

3.7 GEOLOGY AND SOILS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
2) Strong seismic ground shaking?			■	
3) Seismic-related ground failure, including liquefaction?			■	
4) Landslides?				■
b. Result in substantial soil erosion or the loss of topsoil?			■	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			■	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			■	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■			

3.7 (a) (1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Determination: No Impact.
Source: Riverside County Parcel Report.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture. No mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.7 (a) (2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 The Project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

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

Based on the analysis above, with implementation of PPP 3.7-1, impacts would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.7 (a) (3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

Determination: Less Than Significant Impact.
Source: Riverside County Parcel Report.

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 3.7-1 The Project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

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

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
    - Intense seismic shaking;
    - Presence of loose granular soils prone to liquefaction; and
    - Saturation of soils due to shallow groundwater.

The Riverside County Parcel Report for the site indicates that the site has a "low" potential for liquefaction. In addition, estimated groundwater depth is greater than 50-feet.

Detailed design-level geotechnical studies and building plans pursuant to the *California Building Standards Code* are required prior to approval of construction, as required by PPP 3.6-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for liquefaction to a less than significant level. As such, liquefaction is not anticipated in the event of seismic ground failure.

With implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.7 (a) (4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

Determination: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

The Project site is relatively flat with an elevation range of 949-964 above mean sea level and is not susceptible to landslides.

This issue **WILL NOT** be evaluated further in the EIR.

3.7(b) Result in substantial soil erosion or the loss of topsoil?

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-2 Prior to grading permit issuance, the Project Proponent shall prepare a *Stormwater Pollution Prevention Plan*. Project contractors shall be required to ensure compliance with the Stormwater Pollution Prevention Plan and permit periodic inspection of the construction site by City of Jurupa Valley staff or its designee to confirm compliance.

Project Design Features (PDF)

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

Impact Analysis

The Project site has been graded. Therefore, the loss of topsoil is not a significant impact.

Soils in the Project area are particularly prone to erosion during the grading phase, especially during heavy rains. Reduction of the erosion potential can be accomplished through implementation of a Storm Water Pollution Prevention Plan (SWPPP), which specifies Best Management Practices for temporary erosion controls. Such measures typically include temporary catch basins and/or sandbagging to control runoff and contain sediment transport within the Project site. The SWPPP is required for plan check and approval by the City's Building and Safety Department, prior to provision of permits for the Project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Based on the analysis above, with implementation of PPP 3.6-2, impacts are less than significant.

This issue **WILL NOT** be evaluated further in the EIR.

3.7(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 The project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

Landslide

The Project site is relatively flat with an elevation range of 949-964 above mean sea level and is not susceptible to landslides.

Lateral Spreading

Lateral spread or flow are terms referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water. The Project site is relatively flat with an elevation range of 949-964 above mean sea level and is not susceptible to lateral spreding.

Subsidence, Liquefaction or Collapse

The Project site is generally underlain by stiff fine-grained soils. These soil materials are generally considered potentially non-susceptible to subsidence, liquefaction, or collapse.

Impacts would be less than significant and no impacts related to subsidence, liquefaction and collapse will occur through compliance with the *California Building Standards Code* and *City Building Code* as required by PPP 3.6-1 above.

This issue **WILL NOT** be evaluated further in the EIR.

3.7(d) Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?

Determination: Less than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.7-1 The project is required to comply with the *California Building Standards Code* and *City Building Code* to preclude significant adverse effects associated with seismic hazards.

Project Design Features (PDF)

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

Impact Analysis

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements.

The Project site is generally underlain by engineered fill with stiff fine-grained soils which are not susceptible to expansion. In addition, detailed design-level geotechnical studies and building plans pursuant to the *California Building Standards Code* are required prior to approval of construction, as required by PPP 3.6-1. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the City Building and Safety Department. Therefore, compliance with the requirements of the *California Building Standards Code* as identified in a site specific geotechnical design would be reviewed by the City for appropriate inclusion, as part of the building plan check and development review process, would reduce the low potential for impacts related to expansive soils to a less than significant

Based on the analysis above, with implementation of PPP 3.6-1, impacts would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.7(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?

Determination: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

This issue **WILL NOT** be evaluated further in the EIR.

3.7 (f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Determination: Potentially Significant Impact.
Source: Riverside County Parcel Report.

Impact Analysis

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

Paleontological Resources

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

Based on the Riverside County Parcel Report, the Project site is classified as having a "Low Potential (L)" sensitivity for paleontological resources.

However, based on the Paleontological Technical Memorandum for the Agua Mansa Road Development Project prepared by LSA for the Project, due to the high paleontological sensitivity of the Old Eolian Deposits found throughout the entire project site, and the LACM having scientifically significant fossil localities nearby from similar Quaternary deposits, Paleontological Resources **WILL** be evaluated further in the EIR.

Unique Geologic Feature

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

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a "type locality" (the locality where a particular rock type, stratigraphic unit or mineral species is first identified) of a geologic feature;

• Is a geologic formation that is exclusive locally or regionally;

• Contains a mineral that is not known to occur elsewhere in the City; or

• Is used repeatedly as a teaching tool.

The Project site is relatively flat and the subsurface material encountered at the site consists of disturbed topsoil and native soils. The upper native soils consist of brown silty SAND. These features are not considered "unique."

Based on the analysis above, the Project will not directly or indirectly destroy a unique geologic feature.

This issue **WILL NOT** be evaluated further in the EIR.

3.8 GREENHOUSE GAS EMISSIONS

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

3.8 (a-b)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Impact Analysis

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

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

3.9 HAZARDS AND HAZARDOUS MATERIALS

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

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

3.9 (a-h)

Determination: Potentially Significant Impact.

Source: Project Application Materials.

Impact Analysis

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking during construction. Operation of the

Project has the potential to release hazardous materials into the environment if certain quantities are stored or used on a site.

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

3.10 HYDROLOGY AND WATER QUALITY

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

3.10 (a-e)

Determination: Potentially Significant Impact.

Source: Project Application Materials.

Impact Analysis

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

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

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

3.11 LAND USE AND PLANNING

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	■			
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?	■			

3.11 (a-b)

Determination: Potentially Significant Impact.

Source: Project Application Materials.

Impact Analysis

The existing land use designation for the Project site is Heavy Industrial (H-I) which allows for intense industrial activities that may have significant impacts (noise, vibration, glare, odors) on surrounding uses.

The Project is proposing logistics use on the site. Currently, the General Plan restricts logistic uses to a geographic area located on the west side of the City (The Mira Loma Warehouse and Distribution Center Overlay). In order to allow logistic uses on the Project site, an amendment to the General Plan is required.

This issue, as well as the potential to divide an established community, WILL be evaluated further in the EIR.

3.12 MINERAL RESOURCES

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

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

Determination: No Impact.
Sources: Riverside County General Plan Figure OS-5, "Mineral Resources," Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California, the California Division of Mines and Geology.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

This issue **WILL NOT** be addressed further in the EIR.

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

Determination: No Impact.
Source: City of Jurupa Valley General Plan Land Use Map.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The existing land use designation for the Project site is Heavy Industrial (HI) which allows for intense industrial activities that may have significant impacts (noise, vibration, glare, odors) on surrounding uses.

Therefore, the Project site is not delineated on a local general plan, specific plan or other land use plan as a locally important mineral resource recovery site. There is no impact.

This issue **WILL NOT** be addressed further in the EIR.

3.13 NOISE

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	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 in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■			
b. Generation of excessive groundborne vibration or groundborne noise levels?	■			
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?	■			

3.13 (a-c)

Determination: Potentially Significant Impact.
Source: Project Application Materials.

Impact Analysis

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

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

These issues, as well as the Project's location relative to an airport land use plan, **WILL** be addressed further in the EIR.

3.14 POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	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)?			■	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				■

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

Determination: Less than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project would not directly result in population growth because it does not propose any residential dwelling units. The Project proposes two (2) industrial buildings totaling 335,002 square feet which will provide job opportunities in the City. The City has a jobs to housing imbalance (more housing than jobs). Thus, it is anticipated that new employees generated by the Project could come from within the local area and would not generate the need for any housing.

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

Water and sewer service to the Project site will be provided by the Rubidoux Community Services District from existing facilities in the adjacent streets. No additional water or sewer infrastructure will be needed to serve the Project other than connection to the existing water and sewer lines. Water and sewer infrastructure will not have to be extended in the area to serve the Project.

In addition, the analysis in Section 3.14, *Public Services*, of this Initial Study Checklist 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.

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

This issue **WILL NOT** be evaluated further in the EIR.

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

Determination: No Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

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

This issue **WILL NOT** be evaluated further in the EIR.

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3.15 PUBLIC SERVICES

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

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

FIRE PROTECTION

Determination: Less Than Significant Impact.
Sources: Riverside County Fire Department, Ordinance No. 659, Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.15-1 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 3.15-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.

Project Design Features (PDF)

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

Impact Analysis

The Rubidoux Community Service District is under contract with the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE) to receive fire protection services. The County of Riverside adopted the Riverside County Fire Protection and Emergency Medical Master Plan in 1987. General Plan Policy CSSF 1.28, Fire Protection Master Plan, states: "Continue to utilize the Riverside County Fire Protection Master Plan and Jurupa Emergency Response Plan as the base documents to implement the goals and objectives of the Community Safety Element."

According to the adopted Riverside County Fire Protection Master Plan (1987), the standard for the establishment of a new fire station is the development of 2,000 dwelling units or 3.5 million square feet of commercial or industrial uses (RCFD 2009). The Fire Department is currently meeting this standard (Emerald Ridge DEIR 2016). Replacement of the 1987 Master Plan is underway, and this update process is being guided by the Riverside County Fire Department Strategic Plan (RCFD 2009). According to the Riverside County Fire Department Strategic Master Plan 2009-2029 a Standards of Cover document will be adopted in the future (RCFD 2009). The Fire Protection and Emergency Medical Master Plan established fire response criteria throughout the County and divided the County into four designation areas: "Heavy Urban," "Urban," "Rural," and "Outlying." Based on the definitions for these designations provided in the Fire Protection and Emergency Medical Master Plan, the Project would be considered "Urban-Category II." This classification requires a fire station to be within three roadway miles of all areas of the Project, with a full first-alarm assignment team operating on the scene of a fire within 15 minutes of dispatch. The Project would be primarily served by the Rubidoux Fire Station, an existing station located approximately 2.6 roadway miles southwest of the Project site at 5721 Mission Boulevard so the Project meets the location requirements.

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

Furthermore, the Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing for fire protection services. Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection

services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

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

Based on the above analysis, with implementation of PPP 3.15-1 and PPP 3.15-2, impacts related to fire protection would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

POLICE PROTECTION

Determination: Less Than Significant Impact.
Sources: Riverside County Sheriff's Department "Stations," Riverside County General Plan, Project Application Materials.

Plans, Policies, or Programs (PPP)

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Riverside County Sheriff's Department provides community policing to the Project area via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people. As noted under Issue 13.3 (a) above, the Project proposes two (2) industrial buildings totaling 335,002 square feet which will provide job opportunities in the City. The City has a jobs to housing imbalance (more housing than jobs). Thus, it is anticipated that new employees generated by the Project would come from within the local area and would not generate needs for any housing thus increasing the overall population of the City and impacting the minimum level of service standard of 1.0 deputy per 1,000 people.

The Riverside County Sheriff's Department provides community policing to the Project site via the Jurupa Valley Station located at 7477 Mission Boulevard, Jurupa Valley, CA. Development of the Project would impact police protection services. Consistent with General Plan Policy CSSF 2.1-2, the Project plans were routed to the Sheriff's Department for review and comment to increase public safety and maintain close coordination with the Sheriff's Department and law enforcement programs. The Sheriff's Department did not indicate that new or physically altered Sheriff facilities will be required to serve the Project.

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

This issue **WILL NOT** be evaluated further in the EIR.

SCHOOLS

Determination: Less Than Significant Impact.
Sources: California Senate Bill 50 (Greene), Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.15-3 Prior to the issuance of building permits, the Project Applicant shall pay required development impact fees to the Jurupa Unified School District following protocol for impact fee collection.

Project Design Features (PDF)

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

Impact Analysis

As noted under Issue 13.3(a) above, the Project proposes 9two (2) industrial buildings totaling 335,002 square feet which will not create an additional need for housing thus directly increasing the overall population of the City and generating 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 3.15-3, impacts related to schools would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

PARKS

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.15-4 Prior to the issuance of a building permit, the Project Applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

Project Design Features (PDF)

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

Impact Analysis

The Project proposes two (2) industrial buildings totaling 335,002 square feet which will not create a direct additional need for parkland. The payment of development impact fees will reduce any indirect Project impacts related to parks.

Based on the above analysis, with implementation of PPP 3.15-4, impacts related to parks would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

OTHER PUBLIC FACILITIES

Determination: Less Than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

PPP 3.15-2 The Project shall comply with City's Development Impact Fee which requires payment of a development mitigation fee to assist in providing revenue that the City can use to improve public facilities and/or, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to the issuance of building permits, the Project Applicant shall pay fees in accordance with the City's Ordinance 659.

Project Design Features (PDF)

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

Impact Analysis

As noted above, development of the Project would not result in a direct increase in the population of the Project area and would not increase the demand for public services, including public health services and library services which would require the construction of new or expanded public facilities.

The Project would be required to comply with the provisions of the City's Development Impact Fee Ordinance, which requires a fee payment to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project provides fair share of funds for

additional public services. These funds may be applied to the acquisition and/or construction of public services and/or equipment.

Based on the above analysis, with implementation of PPP 3.15-2 above, impacts related to parks would be less than significant and no mitigation measures are required.

This issue **WILL NOT** be evaluated further in the EIR.

3.16 RECREATION

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

Impact Analysis

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

Determination: Less than Significant Impact.
Source: Project Application Materials.

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

The Project proposes two (2) industrial buildings totaling 335,002 square feet and would not cause a substantial physical deterioration of any park facilities or would accelerate the physical deterioration of any park facilities because the Project does not proposes residential dwelling units which would increase the population that would use parks. The payment of development impact fees will reduce any indirect Project impacts related to recreational facilities.

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

This issue **WILL NOT** be evaluated further in the EIR.

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

Determination: Less than Significant Impact.

Source: Project Application Materials

Plans, Policies, or Programs (PPP)

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

Project Design Features (PDF)

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

Impact Analysis

As noted in the response to Issue 3.16(a) above, the Project does not propose any recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

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

This issue **WILL NOT** be evaluated further in the EIR.

3.17 TRANSPORTATION

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities?	■			
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	■			
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	■			
d. Result in inadequate emergency access?	■			

3.17 (a-d)

Determination: Potentially Significant Impact.
Source: Project Application Materials

The Project is forecast to generate vehicular and truck traffic from construction and operational activities. The Project is forecast to generate 1,670 daily Passenger Car Equivalent (PCE) trips when operational. These trips will impact intersection and roadway segments in the City of Jurupa Valley, City of Rialto, County of San Bernardino, County of Riverside and freeway facilities operated by Caltrans.

These issues, as well as roadway and access design features and emergency access, **WILL** be evaluated further in the EIR.

3.18 TRIBAL CULTURAL RESOURCES

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

3.18 (a-b)

Determination: Potentially Significant Impact.

Sources: AB52 and SB18 Consultations.

Impact Analysis

The Planning Department has initiated notification of the Project under both Senate Bill (SB) 18 and Assembly Bill (AB) 52. To date, the Morongo Band of Mission Indians and the Soboba Band Luiseño Indians have indicated that there is a potential for tribal cultural resources to be present on the site.

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

3.19 UTILITIES AND SERVICE SYSTEMS

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	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?	■			
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years?	■			
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?	■			
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	■			
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	■			

3.19 (a-e)

Determination: Potentially Significant Impact.

Source: Project Application Materials.

Impact Analysis

Wastewater collection services would be provided to the Project site by the Rubidoux Community Services District ("District"). Pursuant to General Waste Discharge Requirements for Wastewater Collection Agencies (State Water Resources Control Board Order No. 2006-0003-DWQ) the District must demonstrate, through sanitary sewer system use ordinances, service agreements, or other legally binding procedures, that it possesses the necessary legal authority to prevent illicit discharges into its sanitary sewer system as set forth in the District's Sewer System Management Plan. Wastewater generated by the Project will be collected and conveyed through wastewater conveyance facilities (trunk sewer, lift station, and force main) to the Riverside Water Quality Control Plant (RWQCP), which is located on Acorn Street in the City of Riverside.

Water and sewer service to the Project site will be provided by the Rubidoux Community Services District. Water and sewer facilities are available to serve the Project site from existing facilities located in the adjacent streets. The installation of water and sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site.

The construction of the on-site drainage facilities would result in physical impacts to the surface and subsurface of the Project site.

Water service would be provided to the Project site by the Rubidoux Community Services District ("District"). According to the District's *2015 Draft Urban Water Management Plan*, the sole source of potable water supply for the District is groundwater extracted from the southern portion of the Riverside-Arlington Subbasin (also referred to herein as the "Basin") of the Upper Santa Ana Valley Groundwater Basin.

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. The current capacity of the RWQCP is 40 million gallons per day (approximately 123 acre-feet per day). The City is currently in the early planning stages for construction of additions to the plant. Quantities of wastewater collected and conveyed by the District to the RWQCP in 2015 was 2,212 AF/yr. The quantities projected to be conveyed by District and treated by the City of Riverside over the next 25 years are: 2,290 AF/yr in 2020; 2,310 AF/yr in 2025; 2,320 AF/yr in 2030; 2,330 AF/yr in 2035; and 2,350 SF/yr in 2040.

Waste generated during the construction and operational phase of the Project would primarily deposited at the Badlands Sanitary Landfill and the El Sobrante Landfill. According to the Cal Recycle Facility/Site Summary Details website accessed on November 7, 2019 the Badlands Sanitary Landfill has a permitted disposal capacity of 4,000 tons per day with a remaining capacity of 14,730,020 cubic yards. The Badlands Sanitary Landfill is estimated to reach capacity, at the earliest time, in the year 2024. The El Sobrante Landfill is has a permitted disposal capacity of 16,034 tons per day with a remaining capacity of 145,530,000 tons. The El Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045.

These issues, as well as compliance with federal, state, and local management and reduction statutes and regulations related to solid waste **WILL** be evaluated further in the EIR.

3.20 WILDFIRE

WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				■
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				■
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				■
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				■

3.20 (a-d)

Determination: No Impact.
Sources: General Plan, Cal Fire.

Impact Analysis

As stated in the State of California's General Plan Guidelines: "*California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires*." To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (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.

However, according to General Plan Figure 8-11, The Project site is located in the "Moderate" fire hazard area and is thus not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, there are no impacts.

This issue **WILL NOT** be evaluated further in the EIR.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

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

Impact Analysis

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

Determination: Potentially Significant Impact.
Source: This Initial Study Checklist.

Impact Analysis

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

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

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

Determination: Potentially Significant Impact.
Source: This Initial Study Checklist.

Impact Analysis

The Project has the potential to result in cumulatively considerable impacts. As discussed in this Initial Study, implementation of the Project may result in potentially significant impacts under the environmental topics of:

- Air Quality;
- Biological Resources;
- Cultural Resources;
- Energy;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Transportation;
- Tribal Cultural Resources; and
- Utilities and Service Systems.

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

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

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

Determination: Potentially Significant Impact.
Source: This Initial Study Checklist.

Impact Analysis

As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Air Quality;

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

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

4.0 REFERENCES

General References

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