

City of Jurupa Valley

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE AGUA MANSA ROAD DEVELOPMENT PROJECT

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

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

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Agua Mansa Road Development Project (City Case No. MA 18008)

Date: January 11, 2020

The City of Jurupa Valley (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Agua Mansa Road Development Project (proposed Project), described below. The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information presented in this EIR. The project description, location, and the potential environmental effects are described below. An Initial Study has been prepared and is included herein as Attachment A. A copy of this notice and the Initial Study is also available at the City's website at: <https://www.jurupavalley.org/DocumentCenter/Index/239>.

The City will accept comments on the NOP regarding the scope and content of the EIR between January 13, 2020 and February 11, 2020. Written comments with the project name in the subject line may be sent via mail, e-mail, or fax no later than 5:00 PM on February 11, 2020. We need to know the views of your agency as the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project. Please send your comments at the earliest possible date to:

Rocio Lopez, Senior Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509
Fax: 951-332-6464 x212
Email: rlopez@jurupavalley.org

SCOPING MEETING

As part of the EIR scoping process, a public scoping meeting will be held by the City on **January 28, 2020 at 2:00 pm** at City Hall located at 8930 Limonite Avenue, Jurupa Valley, CA. Verbal and written comments regarding the scope and content of the EIR will be accepted during the meeting.

PROJECT LOCATION

The Project site is approximately 23.44 gross acres and is located at 12340 Agua Mansa Road, south of El Rivino Road, east of Hall Avenue, and northwest of Agua Mansa Road. Specifically, the Project site is bounded by Agua Mansa Road to the east, Hall Avenue to the south, and residential and industrial development to the west and north. Assessor's Parcel Numbers: 175-210-032, 175-210-034, and 175-210-059. See Figure 1, *Project Location/Aerial Photograph*, attached.

PROJECT DESCRIPTION

The Project is a proposal to develop an approximately 23.44 gross-acre property to accommodate two industrial buildings totaling 335,002 square feet. Additionally, the proposed Project involves site improvements such as landscaping, parking, and infrastructure facilities on the approximately 23.44-acre Project site. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet. See the attached Figure 3, *Site Plan*.

The proposed Project requires a General Plan Amendment (GPA) No. 18001; Development Agreement (DA) No. 18001; Site Development Permit (SDP) No. 18048; and Variance (VAR) No. 18008. The City of Jurupa Valley refers to this application as Master Application (MA) No. 18008.

- 1) General Plan Amendment (GPA) No. 18001 – Amend the Land Use Element of 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 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.

- 4) Variance No. 18008 – The Variance is required to allow for building heights associated with the proposed Project to exceed 35 feet when within 100 feet of the nearest residence.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

An EIR will be prepared to evaluate the proposed Project's potential significant direct, indirect, and/or cumulative environmental impacts and analyze alternatives to the Project. Based on the Initial Study prepared for the Project pursuant to CEQA Guidelines Section 15063 and attached to this NOP, the topic areas to be analyzed in detail in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Paleontological Resources, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities/Service Systems.

Signature:

Date: January 11, 2020



Thomas G. Merrell, Planning Director

Attachments:

Figure 1. Project Location Map/Aerial Photo

Figure 2. Site Plan

Attachment A. Initial Study

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
Contact: Rocio Lopez, Senior Planner
(951) 332-6464
rlopez@jurupavalley.org

Applicant:

Carson-VA Industries
100 Bayview Circle, Suite 3500
Newport Beach, California 92660

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/disc'd 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 encelioides*), 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

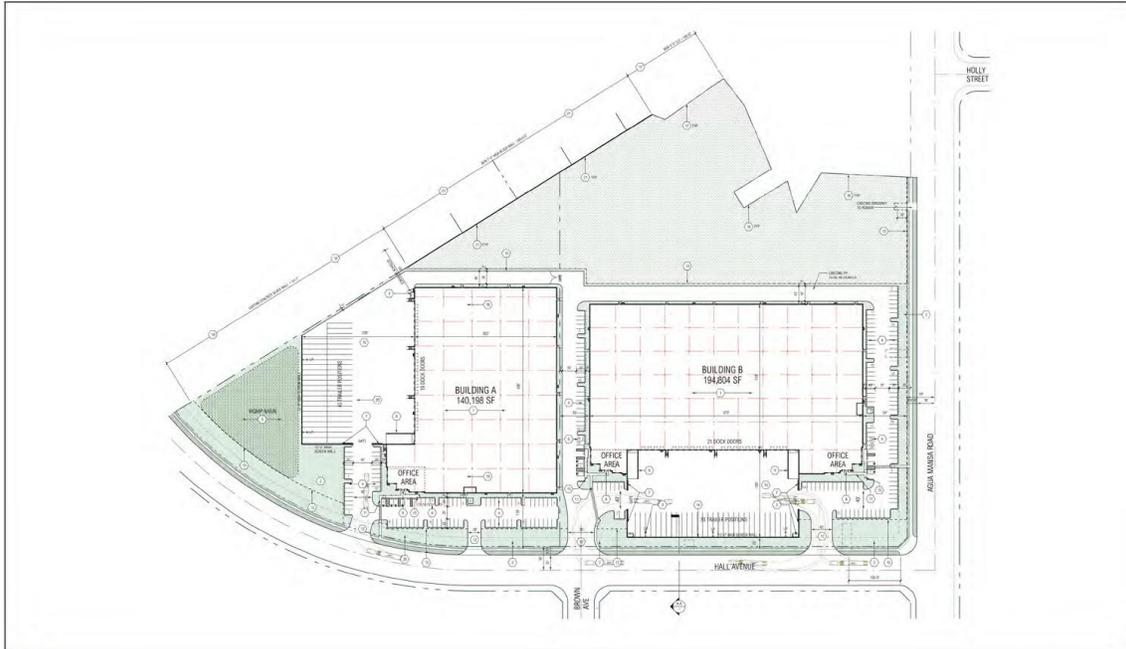
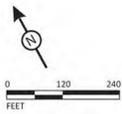


FIGURE 1-2

LSA



SOURCE: The Carson Companies; May, 2019
i:\CRN1801\Reports\Traffic\fig1-2_SitePlan.ai (04/25/2019)

Agua Mansa Industrial Project
Traffic Impact Analysis

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

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> 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.

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 potgenially 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

City of Jurupa Valley

Signature

Agency

Thomas G. Merrell, AICP, Planning Director
Printed Name/Title

January 6, 2020
Date

3.1 AESTHETICS

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

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

<p><i>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:</i></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact With Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>				<p>■</p>
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				<p>■</p>
<p>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))?</p>				<p>■</p>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>■</p>
<p>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?</p>				<p>■</p>

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/disc'd 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

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

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

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

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

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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 spreading.

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

<i>Would the Project:</i>	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

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

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

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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.

3.15 PUBLIC SERVICES

<i>Would the Project:</i>	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

<i>Would the Project:</i>	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 propose residential dwelling units which would increase the population that would use parks. The payment of development impact fees will reduce any indirect Project impacts related to recreational facilities.

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

<i>Would the Project:</i>	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

<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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

<i>Would the Project:</i>	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 be 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 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

<i>WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	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

<i>Would the Project:</i>	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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South Coast Air Quality Management District,
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South Coast Air Quality Management District, Final 2016 Air Quality Management Plan www.aqmd.gov

Western Riverside County Multiple Species Habitat Conservation Plan.
<http://www.rctlma.org/mshcp/>

5.0 REPORT PREPARATION PERSONNEL

LEAD AGENCY:

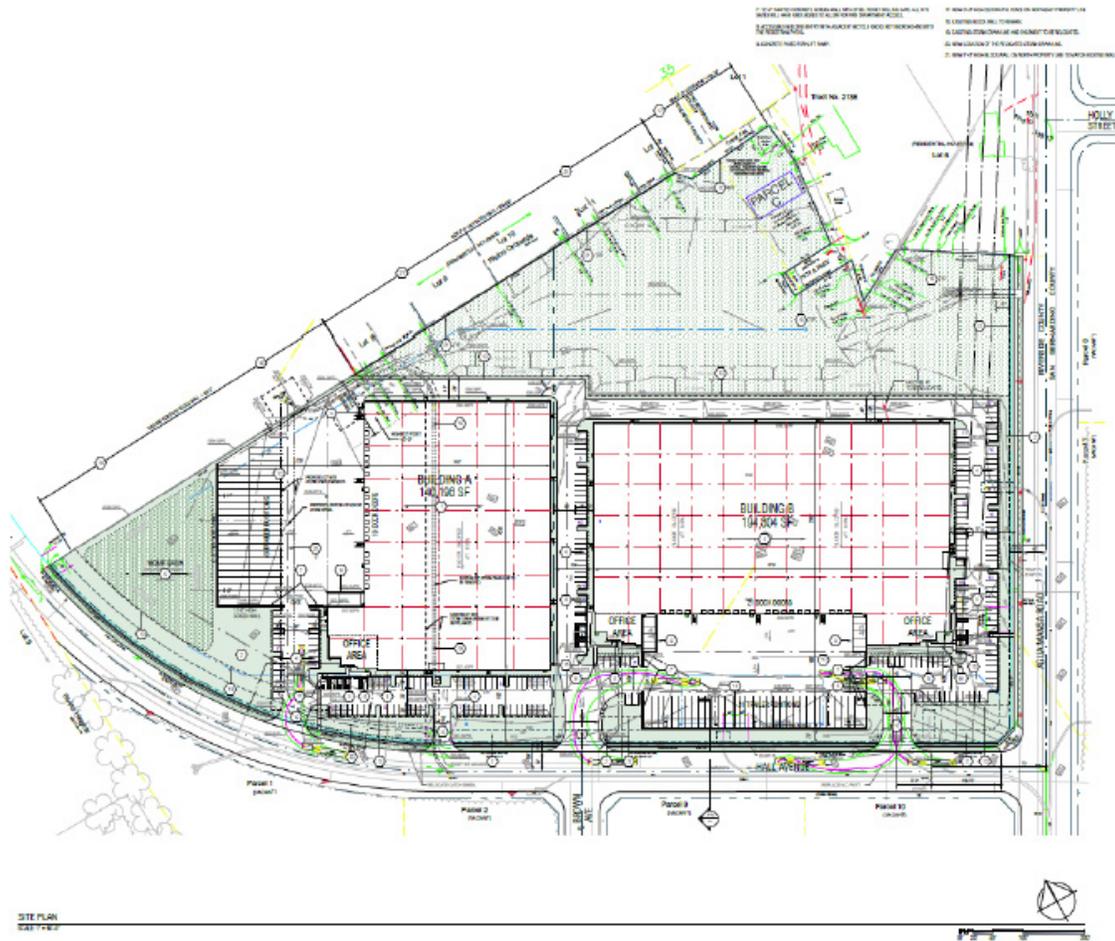
City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, Ca 92509

Ernest Perea, CEQA Administrator
Rocio Lopez, Senior Planner

FIGURE 1: Project Location Map/Aerial Photo



FIGURE 2: Site Plan



P: (626) 381-9248
F: (626) 389-5414
E: mitch@mitchtsailaw.com



Mitchell M. Tsai
Attorney At Law

155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA U.S. MAIL & E-MAIL

February 11, 2020

Mr. Rocio Lopez
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Em: rlopez@jurupavalley.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR AGUA MANSA ROAD DEVELOPMENT
PROJECT (SCH 2020010137)

Dear Mr. Lopez,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenters**”), my Office is submitting these comments on the City of Jurupa Valley (“**City**” or “**Lead Agency**”) Notice of Preparation of an Environmental Impact Report (“**NOP**”) (SCH No. 2020010137) for the Agua Mansa Road Development Project (“**Project**”).

The Initial Study/NOP dated January 6, 2020 vaguely mention that the Project involves building a logistics center, encompassing two industrial buildings totaling 335,002 square feet and related site improvements including landscaping, parking and infrastructure facilities on approximately 23.44-acres.

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

Commenter expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this

Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenter incorporates by reference all comments raising issues regarding the environmental impact report (“**EIR**”) submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq.*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

I. THE NOP FAILS TO NOTIFY EACH RESPONSIBLE AGENCY, AND MUST BE RECIRCULATED AS A RESULT

Commenter notes that the NOP fails to notify “each responsible agency, the Office of Planning and Research, and those public agencies having jurisdiction by law over natural resources affected by the project” as required by CEQA. PRC § 21080.4(a).

The “Summary for Electronic Document Submittal” notes that the list of “responsible or trustee agencies” for the Project is “to be determined.” However, CEQA requires that if a City determines that an environmental impact report is required for a project, that the City “immediately send notice” to the Office of Planning and Research as well as all responsible and trustee agencies.

In addition, despite the NOP’s acknowledgment that the Project could have potential impacts to land uses and population/housing, the City failed to notify California Department of Housing and Community Development. Specifically, the NOP stated that the Project could have potentially significant impact on the surrounding land uses including physically dividing an established community and building a logistics center where it is not allowed and could have some impacts of population growth. (NOP, pgs. 38, 42.)

II. THE CITY SHOULD REQUIRE ADDITIONAL COMMUNITY BENEFITS

In addition, the NOP provides that one of the Project entitlements include Development Agreement (DA) No. 18001, which provides long term vested right to develop industrial buildings on the Project site. In return for approving a development agreement, however, the City must seriously consider proposing that the Applicant provide additional community benefits such as local hire and prevailing wages to benefit the City of Jurupa Valley community.

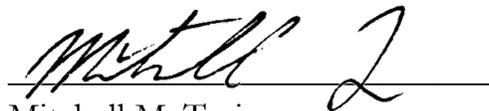
Moreover, it would be beneficial for the City to require that at least 30% of the Project's construction personnel be graduates from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program and require that any other personnel at least be registered apprentices in an apprenticeship training program approved by the State of California. (Cal. Public Contract Code §§ 2600 – 603.)

Finally, the City should require that any contractors with a known history of wage and hour violations be barred from working on this Project.

III. CONCLUSION

Thank you for considering our comments. If the City has any questions or concerns, feel free to contact my Office.

Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

January 22, 2020

Mr. Rocio Lopez
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509
rlopez@jurupavalley.org

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT,
AGUA MANSÁ ROAD DEVELOPMENT PROJECT, 12340 AGUA MANSÁ ROAD,
JURUPA VALLEY (SCH# 2020010137)

Dear Mr. Lopez:

The Department of Toxic Substances Control (DTSC) received your Notice of Preparation (NOP) of a draft Environment Impact Report (EIR) for the Agua Mansa Road Development Project (Project), located at 12340 Agua Mansa Road in Jurupa Valley.

The Project is a proposal to develop an approximately 23.44 gross-acre property to accommodate two industrial buildings (totaling 335,002 square feet) and site improvements such as landscaping, parking, and infrastructure facilities.

DTSC's recommendations for Section 3.9, Hazards and Hazardous Materials are listed below:

- 1) The draft EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The EIR should identify any known or potentially contaminated sites located adjacent to the Project site and assess potential environmental contamination at the Project site due to releases of adjacent identified contaminated site(s). Please note that the Project site is located near the Riverside Cement Plant Redevelopment listed in DTSC EnviroStor database:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002561.

- 3) The draft EIR should discuss all environmental investigations, sampling and/or remediation conducted at the Project site, including any Phase I or II Environmental Site Assessment Investigations. DTSC recommends that all sampling results in which hazardous substances were found should be clearly summarized in a table.
- 4) The EIR should identify (a) the mechanism to initiate any required investigation and/or remediation if the Project site may be contaminated, and (b) the government agency to provide appropriate regulatory oversight.

DTSC appreciates the opportunity to review the NOP. Should you need any assistance in environmental investigation, please submit a request for Lead Agency Oversight Application which can be found at: <https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/cy/yg

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ms. Yolanda M. Garza (via e-mail)
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov



STATE OF CALIFORNIA

Govin Newsom, Governor

RECEIVED

JAN 21 2020

NATIVE AMERICAN HERITAGE COMMISSION

CITY OF JURUPA VALLEY

January 14, 2020

Rocio Lopez
Jurupa Valley, City of
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

Re: 2020010137, Agua Mansa Road Development Project, Riverside County

Dear Ms. Lopez:

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

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

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

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

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Atebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

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

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

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

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

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

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

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

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

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

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

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

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

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

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

SB 18

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

Some of SB 18's provisions include:

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

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

NAHC Recommendations for Cultural Resources Assessments

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

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

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

Sincerely,



Andrew Green
Staff Services Analyst

cc: State Clearinghouse



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director



Notice of Preparation

January 13, 2020

To: Reviewing Agencies
Re: Agua Mansa Road Development Project
SCH# 2020010137

Attached for your review and comment is the Notice of Preparation (NOP) for the Agua Mansa Road Development Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Rocio Lopez
Jurupa Valley, City of
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov . Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2020010137/2> .

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

2020010137

Project Title: Agua Mansa Road Development Project

Lead Agency: City of Jurupa Valley

Contact Person: Rocio Lopez

Mailing Address: 8930 Limonite Avenue

Phone: (951) 332-6464 x212

City: Jurupa Valley

Zip: 92509

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Jurupa Valley

Cross Streets: Agua Mansa Road/Hall Avenue

Zip Code: 92509

Longitude/Latitude (degrees, minutes and seconds): 34 ° 01 ' 52 " N / 117 ° 22 ' 38 " W Total Acres: 23.44

Assessor's Parcel No.: 175-210-032; 175-210-034; 175-210-059

Section: 2

Twp.: 2S

Range: 5W

Base: San. Bern.

Within 2 Miles: State Hwy #: SR-60

Waterways: Santa Ana River

Airports: n/a

Railways: n/a

Schools: Jurupa Unified School District

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: DA, Variance**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. 335,002 Acres 23.44 Employees _____ Educational: _____ Recreational: _____ Water Facilities: Type _____ MGD _____ Transportation: Governor's Office of Planning & Research Mining: Mineral _____ Power: Type _____ Waste Treatment: Type _____ Hazardous Waste: Type _____ Other: _____

JAN 13 2020

STATE CLEARINGHOUSE

Project Issues Discussed in Document: Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG**Present Land Use/Zoning/General Plan Designation:**

Land Use: Undeveloped; Zoning: Heavy Industrial (M-H); Manufacturing-Service Commercial (M-SC)

Project Description: (please use a separate page if necessary)

The Project is a proposal to develop an approximately 23.44 gross-acre property to accommodate two industrial buildings totaling 335,002 square feet. Additionally, the proposed Project involves site improvements such as landscaping, parking, and infrastructure facilities on the approximately 23.44-acre Project site. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet. The proposed Project requires a General Plan Amendment (GPA) No. 18001; Development Agreement (DA) No. 18001; Site Development Permit (SDP) No. 18048; and Variance (VAR) No. 18008. The City of Jurupa Valley refers to this application as Master Application (MA) No. 18008.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

