INITIAL STUDY

for

San Jacinto Commerce Center
(General Plan Amendment, Change of Zone, Specific Plan, Tentative Parcel Map)

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Acronyms and Abbreviations	
Acronyms	**Abbreviations**
AB	Assembly Bill
AMSL	Above Mean Sea Level
APNs	Assessor Parcel Number
ASTs	aboveground storage tanks
ASTM	American Society for Testing Materials
AQMP	Air Quality Management Plan
ARD	Aquatic Resources Delineation
Bgs	below ground surface
BMP	Best Management Practices
BP	Business Park
C	Commercial
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CG	Commercial General
CGP	Construction General Permit
CHSC	California Health and Safety Code
CIWMP	County Integrated Waste Management Plan
COR ORD655	Riverside County Ordinance 655
CZ	Change of Zone
CNDDB	California Natural Diversity Data Base
CRECs	controlled recognized environmental conditions
CRMP	Cultural Resource Monitoring Plan
CWA	Clean Water Act
DA	Development Agreement
CZ	Change of Zone
CRHR	California Register of Historical Resources
DOT	United States Department of Transportation
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EOP	Emergency Operations Plan
EPA	California Environmental Protection Agency
ESAs	Environmental Site Assessments
DIF	Development Impact Fees
DTSC	Department of Toxic Substance Control
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping Management Program
GPA	General Plan Amendment
GHG	Greenhouse Gases
HERO	Human and Ecological Risk Office
HHRA	Human Health Risk Assessment
HRECs	historic recognized environmental conditions
I	Interstate
I-10	Interstate 10
ISO	Industrial Support Overlay
LARWQCB	Los Angeles Regional Water Quality Control Board
LDR	Low Density Residential
LF	linear feet

Acronyms and Abbreviations

Acronyms	Abbreviations
LOMR	Letter of Map Revision
LRA	Local Responsibility Area
LST	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MDR	Medium Density Residential
MLD	Most Likely Descendent
MRLs	method reporting limits
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
NAHC	Native American Heritage Commission
NHMLAC	Natural History Museum of Los Angeles County
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRHR	National Register of Historic Places
OP	Office Park
P	Public
PA	Planning Area
PBDB	Paleobiology Database
PCB	polychlorinated biphenyl
PI	Public Institution
PRC	Public Resources Code
PRMMP	Paleontological Resources Mitigation Monitoring Plan
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCSD	Riverside County Sheriff's Department
RECs	recognized environmental conditions
RL	Residential – Low Density
RM	Residential Medium
ROW	Right-of-way
RSL	Regional Screening Level
RTA	Riverside Transit Agency
RWRF	Regional Water Reclamation Facility
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCG	Southern California Gas Company
sf	Square feet
SHPO	State Historic Preservation Officer
SJCCSP	San Jacinto Commerce Center Specific Plan
SJP	San Jacinto Power
SJPL	San Jacinto Public Library
SJUSD	San Jacinto Unified School District
SJV MDP	San Jacinto Valley Master Drainage Plan
SO	Sanderson Avenue Restricted Overlay
SP	Specific Plan – Villages of San Jacinto
SR-60	State Route 60
SR-79	State Route 79
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TBA	tert-butyl alcohol
TCE	Trichloroethene
TPH	total petroleum hydrocarbon

Acronyms and Abbreviations	
Acronyms	**Abbreviations**
TPM	Tentative Parcel Map
TTM	Tentative Tract Map
UCMP	University of California Museum of Paleontology
USACE	U.S. Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
USTs	underground storage tanks
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle miles traveled
VSJSP	Villages of San Jacinto Specific Plan
WEAP	Worker Environmental Awareness Program
WSC	Western Science Center
WQMP	Water Quality Management Plan

Units of Measurement and Chemical Symbols	
Unit/Symbol	**Measurement**
CO	Carbon monoxide
Gpd	Gallons per day
mg/kg	milligrams per kilogram
mL/min	milliliters per minute
NO_X	Oxides of nitrogen
PM_{10}	Particulate matter 2.5 to 10 microns in diameter
$PM_{2.5}$	Particulate matter 2.5 microns or less in diameter
TPD	tons per day

I. CEQA ENVIRONMENTAL CHECKLIST

A. Project Title
San Jacinto Commerce Center (Case numbers, PLAN23-0001, PLAN23-0002, PLAN23-0003, SUB24-0010)

B. Lead Agency Name and Address
City of San Jacinto, Planning Department 595 S. San Jacinto Ave., San Jacinto, CA 92583

C. Contact Person and Phone Number
Kevin White, Planning Manager, (951) 487-7330 Ext. 306

D. Project Location
The proposed Project is located south of Ramona Boulevard (Record Road), east of Odell Avenue, west of Sanderson Avenue, and north of Cottonwood Road in the City of San Jacinto, Riverside County, California as depicted **Figure 1, Regional Location Map** and **Figure 2, Project Boundary**. Figure 2 also identifies all potential off-site areas. All figures start on page 10.

1. **Total Project Area**
   Approximately 660 acres in total
   Project Site: Approximately 514 acres
   Offsite Areas: Approximately 146 acres

2. **Assessor Parcel Number(s)**
   432-030-006, 432-030-010, 432-030-011 and 432-030-012

3. **Section, Township & Range**
   Sections 17,18,19, 20, 29, and 30, Township 4 South and Range 1 West of the San Bernardino Baseline and Meridian, identified on the Lakeview, California USGS 7.5 Quadrangle Map as identified in **Figure 3, USGS Topographical Map**.

4. **Elevation**
   Approximately 1,455 to 1,490 feet above mean sea level (AMSL).

E. Existing General Plan Land Use Designation(s)
Assessor Parcel Number (APN's) 432-030-006, -010, and -011 are designated SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04); while APN 432-030-012 is designated RM (Residential Medium) as depicted in **Figure 4, Existing General Plan Land Use Designation**.

F. Existing Zoning Designation(s)
APN's 432-030-006, -010, and -011 are designated SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04); while APN 432-030-012 is designated RM (Residential Medium) as depicted in **Figure 5, Existing Zoning Designation**.

G. Project Description
The proposed Project is described in detail below.

1. **Land Use Applications**
   The proposed Project includes the following entitlement applications for consideration by the City of San Jacinto:
   - Specific Plan (PLAN 23-0001): Proposes to replace the Villages of San Jacinto Specific Plan No. 01-04 with the San Jacinto Commerce Center Specific Plan (SJCCSP). The SJCCSP proposes to provide guidance for development of the approximately 514-acre site with up to 9 million square feet (sf) of future light industrial development. The proposed SJCCSP would allow for two implementing Development Scenarios, both providing a total of seven (7) planning areas; four of which would allow for industrial uses and three of which would allow for flood control and open space land uses as reflected in **Figure 6, Conceptual Land Use Plan – Development Scenario 1** and **Figure 7, Conceptual Land Use Plan – Development Scenario 2.**
   - General Plan Amendment (GPA) (PLAN 23-0002): Proposes to replace the general plan land use designation of SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04) for APNs 432-030-006, -010, and -011 and RM (Residential Medium) for APN 432-030-012 with SP (Specific Plan – San Jacinto Commerce Center) as per **Figure 8, Proposed General Plan Land Use**. The General Plan Amendment also includes an amendment to the General Plan Circulation Element which proposes to remove a segment of Cawston Street a general plan roadway (between De Anza Drive and Bridge Street) and as well as a segment of Bridge Street (between De Anza Drive and Bridge Street), should Development Scenario 2 be implemented.
   - Change of Zone (CZ) (PLAN23-0003): Proposes to change the general plan land use designation of SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04) for APNs 432-030-006, -010, and -011 and RM (Residential Medium) for APN 432-030-012 to SP (Specific Plan – San Jacinto Commerce Center Specific Plan) as per **Figure 9, Proposed Zoning**. Additionally, the change of zone proposes to revise the Specific Plan zoning ordinance to allow for business park and warehouse land uses and provide accompanying development standards.
   - Tentative Parcel Map No. 38505 (TPM) (SUB24-0010): Proposes to subdivide the approximately 514 gross acre site into 17 parcels for financing, conveyance, and phasing purposes that are consistent with the proposed San Jacinto Commerce Center Specific Plan. This includes 11 parcels for future industrial buildings, two parcels for open space, and four lettered parcels for water quality and drainage features. TPM 38505 also includes 7 additional lettered lots for public right-of-way dedications as per **Figure 10, Tentative Parcel Map No. 38505**.
   - Development Agreement (DA): The Project developer intends negotiate a comprehensive Development Agreement to address issues including phasing, infrastructure construction and financing, development policies and goals, fee payments, and other such topics as may be agreed to between the City of San Jacinto and Project Applicant.

2. **Project Footprint**
   The proposed Project Footprint is comprised of approximately 660-acres in total. The Project Footprint consists of an approximately 514-acre "Project site" and approximately 146-acres of "offsite improvement areas" as reflected in **Figure 2**, below. The Project site is comprised of Assessor Parcel Numbers (APNs) 432-030-006, -010, -011 and -012. The offsite improvement areas are located within unimproved and partially improved rights-of-ways (ROWs). Approximate linear feet (LF) of improvements within these unimproved and partially improved ROWs are identified below:

   - Sanderson Avenue north of the Project site to Ramona Expressway (2,959 LF)
   - Sanderson Avenue south of the Project site to Cottonwood Avenue (4,585 LF)
   - Ramona Expressway from N. Warren Road to Sanderson Avenue (9,391 LF)
   - Record Road west of Project site to N. Warren Road (2,849 LF)
   - Record Road north of the Project site to Ramona Expressway (2,738 LF)
   - N. Warren Road from Ramona Expressway to Record Road (2,822 LF)
   - Drainage alignment along Record Road north of Project site (1,788 LF)

3. Project Background

The proposed Project site is entitled with previous land use approvals. APN 432-030-012 is an approximately 38-acre site entitled under Tentative Tract Map (TTM) 38107 for development of up to 215 residential dwelling units and associated recreational facilities. APNs 432-030-006, -010, and -011 are entitled with the Villages of San Jacinto Specific Plan No. 01-04 (VSJ SP). The VSJSP was approved by the City of San Jacinto's City Council in February 2010 and established a residential master planned community with recreational facilities providing for a maximum of 1,329 dwelling units on a project area totaling approximately 475 acres.

4. Existing Project Conditions

On-Site Conditions

The Project site is currently undeveloped, relatively flat, but heavily disturbed having and currently being primarily utilized for agricultural purposes. The Project site contains disturbed vegetation that receives frequent weed abatement (i.e., chain flail mowing, disking). The Project site is currently being farmed for wheat that is provided as feed for dairy cattle. The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Area Plan. The Project site is adjacent to or partially located within MSHCP Criteria Cell 2775 and 2878 (RCA).

The Site has been equipped with at least four groundwater wells located throughout the Project site as determined by the Phase 1 Environmental Site Assessment prepared by Roux Associates Inc, ROUX-A). The groundwater elevation observation wells are owned by Eastern Municipal Water District (EMWD). These wells are read each spring and fall with most the recent occurring in April 2023. (DWR). There is also a water quality well located along the Project's southern border that is likely capped since the last reading was in 1963. Additionally, a private well was installed by the Westra Family Trust in 1998 and is located just south of the former residence. (COR-EH)

Water

The Project site is located within the service area of Eastern Municipal Water District (EMWD) for potable and recycled water. There is an existing 12-inch waterline located in Sanderson Avenue.

Wastewater

The Project site is located within the service area of the City of San Jacinto Wastewater Management Department for collection services as well as the service area for EMWD for wastewater treatment services. There is an existing 30-inch sewer trunk line located on Ramona Boulevard (Record Road).

Storm Drain

The City of San Jacinto Public Utilities Department is responsible for drainage facilities in the right-of-way and in the improved channels that are dedicated to the City. RCFCWCD is responsible for regional flood control facilities such as flood basins, open channels and major underground storm drains greater than 36 inches in diameter. The San Jacinto Valley has historically experienced local and regional flooding of the valley floor. Local runoff travels from the southeasterly side of the valley to the northwesterly side of the valley. Upstream flows are conveyed downstream to the San Jacinto Reservoir. Overflow from the reservoir flows northwesterly toward the San Jacinto River.

The Project site is relatively flat sloping northwest toward the San Jacinto River at a less than two percent grade and is located within the boundary of the Riverside County Flood Control and Water Conservation District's San Jacinto Valley Master Drainage Plan (SJV MDP) which encompasses portions of unincorporated Riverside County and portions of the Cities of Hemet and San Jacinto. The SJV MDP facilities will help to address the local flooding and drainage in the area and outlines a master plan for orderly development of flood control facilities for ultimate "build-out" of the area. Two backbone systems from the SJV MDP affect the Project site: SJV MDP Line E (downstream from the San Jacinto Reservoir) and SJV MDP Line V.

Solid Waste
The Project site is serviced by CR&R Incorporated Environmental Services (CR&R) to collect solid waste, recycling, and green waste. At this facility, waste is either processed or transferred to another site for processing depending on the type of waste. Most waste from the City is transported to: Lamb Canyon Sanitary Landfill or El Sobrante Landfill. (GP EIR, pp. 5.19-17, 5.19-18).

Electric
San Jacinto Power offers electrical service to properties within the City. The Project is also within the service area of Southern California Edison. Existing power poles and utility vaults are located on the southern side of Ramona Expressway. Existing power poles are also located on western side of Sanderson Avenue, the east-west portion of Ramona Boulevard (Record Road), the western side of Warren Road, and the unimproved roadway located along the Project's southern boundary.

Natural Gas
Southern California Gas Company (SCG) provides natural gas service to the City. There is a 4-inch gas distribution line within Sanderson Avenue extending approximately 2,400 feet north of Deegan St, terminating just south of the Project site.

Telecommunications
Multiple telecommunications providers serve the City. The two largest providers in the City are Spectrum and Frontier, which both provide internet access, telephone, and television services. Frontier Communications (Frontier) has facilities along Sanderson Avenue from Ramona Boulevard (Record Road) and Cawston Avenue to the north.

Vehicular Circulation and Site Access
Regional access to the Project site is provided via Interstate 10 (I-10) located approximately eight miles north, State Route 60 (SR-60) located approximately 12 miles northwest, Ramona Expressway located less than one-half mile north, and State Route 79 (SR-79) also located just less than one-half mile northeast of the Project site. The following describes the current roadway conditions within the vicinity of the Project site.

- **Ramona Expressway.** This is an east-west roadway located north of the site and provides regional connections. Ramona Expressway is a paved roadway with two lanes of travel in each direction with a striped center lane. A traffic signal is provided at the intersection of Ramona Expressway and Sanderson Avenue and at the intersection of Ramona Expressway and Warren Road. No curbs or gutters are currently provided. and existing power poles and utility vaults are located on the southern side of the roadway. Ramona Expressway is identify as a General Plan circulation roadway and classified as an Limited Access Highway.
- **Sanderson Avenue.** This is a north-south roadway located adjacent to the Project's eastern boundary and provides direct access to the Project site. Sanderson Avenue is a paved roadway with two lanes of travel in each direction. A traffic signal is provided at the intersection of Sanderson Avenue and Ramona Expressway. No curbs or gutters are currently provided. Sanderson Avenue is identified as a General Plan circulation roadway and classified as an Arterial.
- **Ramona Boulevard (Record Road).** This is an east-west roadway adjacent to the Project's northern boundary from Warren Road to Sanderson Avenue. About the mid-point of the Project's northern boundary (approximately 2,645 LF east of Sanderson Avenue) the roadway also turns north towards Ramona Expressway for approximately 2,738 LF. The portion of Ramona Boulevard (Record Road) that runs east-west is partially paved from approximately 1,250 LF feet from Warren Road east. The remainder of Ramona Boulevard (Record Road) east towards Sanderson Avenue, and north towards Ramona Expressway is unpaved. Ramona Boulevard is identified as a General Plan circulation roadway and classified as a Collector.
- **Warren Road.** This is a north-south roadway located west of the Project's western boundary. Warren Road is a paved roadway with one lane of travel in each direction. A

traffic signal is provided at the intersection of Warren Road and Ramona Expressway. No curbs or gutters are currently provided.

- **Unimproved Roads.** There are a number of currently unimproved roads located adjacent to the Project site or within the vicinity of the Project. An unimproved but partially paved roadway is located along the site's southern boundary. An unimproved road is located along the site's westernmost boundary.

The City of San Jacinto General Plan – Circulation Element describes the roadway designations below.

- **Limited Access Highways**. These are highways that carry large volumes of traffic long distances through an urban or rural area. These roadways primarily serve mobility over access: priority is placed on through-traffic rather than access to fronting property. Direct access to individual fronting parcels is limited. Limited access highways should be continuous through and served by arterial routes. These highways provide 6 to 8 lanes of traffic, typically provide curbed or painted medians, and require 146 to 184 feet of right-of-way (ROW). On-street parking and on-street bicycle facilities are not recommended on highways. Class I bicycle and multi-use paths are the recommended facility on this roadway. Pedestrian travel can be accommodated on Class I paths or, if in a more urbanized area, with sidewalks.
- **Arterials.** These are roadways that carry moderately high volumes of long distance and local traffic. Although access to abutting property is permitted, priority is still given to through traffic mobility. On-street parking is not recommended. These roadways provide 4 to 6 lanes of traffic, typically provide curbed or painted medians, and require 112 to 146 feet of ROW. Class I bicycle paths and Class IV bikeways are recommended if bicycle facilities are sited. In urbanized areas or where speeds are lower, Class II buffered bike lanes may also be used. Pedestrians are served by a sidewalk.
- **Collectors.** These are roadways that provide access to abutting property and activity nodes and link the local street system to the arterial and major system. These roadways provide 2 lanes of traffic, may include painted medians, and require 78 to 90 feet of ROW. Class I, II, and IV bicycle facilities are recommended if bicycle facilities are sited. Class III bicycle facilities may also be provided on lower speed roads (under 25 mph). Pedestrians are served by a sidewalk.

Public Transit

The Riverside Transit Agency (RTA) provides bus service within the City of San Jacinto. There is currently no public transit near the Project site. Metrolink provides heavy-rail, regional transit service to the counties of Los Angeles, San Bernardino, Orange, Ventura, San Diego, and Riverside. The closest Metrolink stations to San Jacinto are the Perris Downtown and Perris South stations approximately 17 miles west of San Jacinto. The 91/Perris Valley line serves the stations in Perris and connects to Los Angeles Union Station in Downtown Los Angeles.

Off-Site Conditions

As identified in *Item G.2 – Project Footprint* above, a number of offsite improvements will be required for development of the Project site. An approximately 1,788 LF drainage alignment north of the Project site will be necessary to connect the Project site to master drainage facilities.

5. Proposed Project

The proposed Project would replace the VSJ SP with the San Jacinto Commerce Center Specific Plan (SJCCSP), change the underlying General Plan Land Use and Zoning designations, provide an updated Zoning Ordinance, subdivide the Project site into a maximum of 13 parcels, and include a Development Agreement (DA) as identified in *Item G.1- Land Use Applications*, above; all to provide a plan for future implementing development projects. The proposed Project proposes the entitlements necessary for the planning of future development of speculative industrial warehouse buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future development on the approximately

514-acre Project site. The approximately 146 acres of offsite improvement areas would be planned for future utility, drainage, and roadway improvements necessary to support future development.

The intent of the SJCCSP is to provide high quality industrial land uses to serve existing and future residents, employees, and businesses of the City of San Jacinto and Riverside County. The goal of the SJCCSP is to ensure economic viability, functional integrity, and a positive aesthetic impact on the surrounding community. The proposed SJCCSP will guide the buildout of the Project site through seven planning areas (PAs).

Proposed Land Uses
The SP would provide for land uses with interrelated opportunities and consist of Industrial (I) and Public (P) land use designations as well as an overlay area defined below.

Industrial
The Industrial land use designation would allow for future industrial warehouse buildings, ancillary and complementary uses, parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future implementing development. The Industrial land use designation would also allow for a variety of industrial and manufacturing activities that do not generate significant amounts of pollution, including limited regional and sub-regional commercial activities that are non- or low-polluting intended to co-exist with surrounding land uses in a compatible manner. The SJCCSP also incorporates “Good Neighbor” policies intended to provide the City and future implementing developers with ways to ensure neighborhood compatibility issues associated with warehouse, logistics and distribution facilities. These policies are designed to promote economic vitality and sustainability of businesses, while protecting the general health, safety, and welfare of the public that may be located within properties near or adjacent to the SJCC SP. A portion of industrial tenant space may also be utilized for office or retail space or ancillary support services. Other uses that are determined to be compatible with the primary Industrial use may be allowed by the SJCCSP. The average overall intensity of development will provide a floor area ratio (FAR) of up to 0.55.

Public
The Public land use designation would provide for publicly-owned facilities and properties, including regional and subregional drainage, basin, and other public facilities. The SJCCSP would permit uses in these PAs that are determined to be compatible with the primary Public land use, including but not limited to open space areas, hiking, biking, or recreational spaces.

Overlays
The SJCC SP also includes two Overlays which would allow for additional uses as permitted by the SJCC specific to certain PA’s or additional design requirements as defined below:

- **Industrial Support Overlay (ISO).** This overlay would allow for industrial/business support services, including, but not limited to food service, gas stations, and limited retail uses within the SJCC SP without affecting the integrity of areas available for industrial uses.
- **Sanderson Avenue Restricted Overlay (SO).** This overlay is intended to provide additional design guidance to support the corridor along Sanderson Avenue. The SO would restrict certain heavier industrial and outdoor uses by establishing a maximum building height of 60 feet from within the first 300 feet of Sanderson Avenue. If a portion of a building falls within the Sanderson Overlay area, the restrictions will apply to any outdoor component of the use within the 300' buffer that has the potential for visual impacts. Drainage infrastructure within the SO will require landscape screening.

Open Spaces, Screening, and Pedestrian Connectivity
The SJCCSP would also include open space areas, amenity areas, requirements for pedestrian connections, and a proposed 12-foot-wide trail along Sanderson Avenue as reflected in **Figure 11, Landscape Concept Plan**. Design guidelines and development standards provide for high quality criteria including amenity features and furnishings to be provided for future employees. **Figure 12, Typical Wall and Fence Types** identifies wall and fence standards for screening and **Figure 13, Land Use Interfaces and Buffers** provides for landscape setbacks and materials to screen and buffer adjacent land uses from one another.

Development Scenarios
The proposed Project could develop under two different future development scenarios. In order to analyze the potential for cold storage uses, each development scenario is defined below to ensure the most conservative environmental analysis is considered. Future implementing development projects would develop as Development Scenario 1 or Development Scenario 2.

Development Scenario 1 –
Table A, Planning Area Summary (Development Scenario 1) below, identifies land use designations for each Planning Area and maximum buildout potential for this scenario.

Table A, Planning Area Summary (Development Scenario 1)

Planning Area	Land Use Designation	Overlay Area(s)	Gross Acres	Maximum Square Footage	Maximum Floor Area Ratio (FAR)
PA-1	I		95	2,132,845	0.60
PA-2	I	SO	125	2,853,120	0.55
PA-3	I	SO	131	2,377,610	0.55
PA-4	I	ISO/SO	97	1,636,425	0.50
PA-5	P		25	NA	NA
PA-6A	P		13	NA	NA
PA-6B	P		28	NA	NA
Totals			**514**	**9,000,000**	**0.55**

As reflected above, PA's 1 through 4 would be designated Industrial (I) allowing for a maximum of 9 million square feet of industrial land uses, as well as related supporting land uses as permitted by the SJCCSP. PA's 5, 6A, and 6B would be designated Public (P) and provide for flood control and open space land uses. Planning Areas 2 through 4 are also part of the Sanderson Avenue Restricted Use Overlay (SO) while PA 4 is also part of the Industrial Support Overlay (ISO).

Development Scenario 2
Table B, Planning Area Summary (Development Scenario 2) below, identifies land use designations for each planning area and maximum buildout potential for this scenario.

Table B, Planning Area Summary (Development Scenario 2)

Planning Area	Land Use Designation	Overlay Area(s)	Gross Acres	Maximum Square Footage	Maximum Floor Area Ratio (FAR)
PA-1	I		95	2,132,845	0.60
PA-2	I	SO	125	2,853,120	0.55
PA-3	I	SO	183	1,200,000	0.55
PA-4	I	ISO/SO	45	770,575	0.50
PA-5	P		25	NA	NA
PA-6A	P		13	NA	NA
PA-6B	P		28	NA	NA

Totals			**514**	**6,956,540**	**0.55**

As reflected above, PA's 1 through 4 would be designated Industrial (I) allowing for a maximum of approximately 6.9 million square feet of industrial land uses that include cold storage, as well as related supporting land uses as permitted by the SJCCSP. Cold storage use would be an allowable use within PA's 1 through 4 and is anticipated to occur primarily within PA3. However, cold storage uses may develop within any of the PA's designated Industrial within Development Scenario 2 provided the overall maximum cold storage square footage does not exceed 1.2 million square feet. PA's 5, 6A, and 6B would be designated Public (P) and provide for flood control and open space land uses. Planning Areas 2 through 4 are also part of the Sanderson Avenue Restricted Use Overlay (SO) while PA 4 is also part of the Industrial Support Overlay (ISO).

Infrastructure
Future implementing development projects will be required to construct improvements through City issued conditions of approval or pay fair their share fees towards the construction of these improvements.

Vehicular Access and Roadways
Primary vehicular access to the Project site would be provided from Sanderson Avenue which is located on the Project sites eastern boundary at future streets De Anza Avenue and Bridge Street as reflected on **Figure 14, Proposed Vehicular Access**. Access would also be obtained from Ramona Boulevard along the northern Project boundary at future Cawston Avenue, and several driveways along Ramona Boulevard. Cawston Avenue would traverse the center of the Project site and would link Ramona Boulevard on the northern Project boundary with future Bridge Street within the southern portion of the site. **Figure 15, Conceptual Circulation Plan – Development Scenario 1** reflects the proposed roadway network for implementation of Development Scenario 1. Under Development Scenario 2 segments of Cawston Street and Bridge Street would be removed from the General Plan Circulation Element. A segment between De Anza Drive and Bridge Street would be removed as a General Plan roadway from Cawston Street, while a segment between Sanderson Avenue and Cawston Street would be removed as a General Plan roadway from Bridge Street, such that the two streets would terminate at the Project site. **Figure 16, Conceptual Circulation Plan – Development Scenario 2** reflects the proposed roadway network for implementation of Development Scenario 2.

Water
Eastern Municipal Water District (EMWD) will provide water services to the Project from the existing 12-inch waterline located in Sanderson Avenue. The Project proposes new 12-inch to 18-inch facilities in Sanderson Avenue, De Anza Drive, Ramona Boulevard (Record Road), and Bridge Street. All wells will be properly abandoned with the development of the Project. All new water lines located in new or existing public rights-of-way will be maintained by EMWD.

Wastewater
The City of San Jacinto Public Utilities Department is responsible for overseeing the City's Sewer Collection System consisting of main sewer lines. All City sewage is transferred to EMWD's treatment plant. EMWD will provide sewer services to the Project from the existing 30-inch sewer trunk line located on Ramona Boulevard (Record Road). The Project proposes to install 10-inch to 18-inch diameter sewer lines throughout the proposed site that will connect to the existing sewer line. All sewer lines located in new or existing public rights-of-way will be maintained by the City.

Storm Drain
The Project is located within the San Jacinto River Watershed. The Watershed covers approximately 780 square miles in the western half of Riverside County including the City of San Jacinto which has historically experienced local and regional flooding of the valley floor. Local runoff travels from the southeasterly side of the valley to the northwesterly side of the valley. Upstream flows are conveyed downstream to the San Jacinto Reservoir. Overflow from the reservoir flows northwesterly toward the San Jacinto River. Specifically, the Project site is located within the

boundary of the Riverside County Flood Control and Water Conservations District's San Jacinto Valley Master Drainage Plan (SJV MDP). Two backbone SJV MDP systems affect the Project site: Line V and Line E.

SJV MDP Line V will collect runoff from within the Project site and neighboring properties, which will convey flows to a dual onsite detention/Water Quality basin to mitigate for the two-year, 24-hour storm events in order to satisfy water quality requirements. The onsite basin will also contain a separated Line E Confluence Basin. The basin will outlet across Ramona Boulevard (Record Road) at the northwest corner of the Project site.

SJV MDP Line E, a City of San Jacinto project, will convey regional flows from the southeast and collect runoff from approximately 1870 acres of neighboring property which is outside of the SJCCSP boundary. The SJCCSP will incorporate a revised portion of SJV MDP Line E into Planning Areas 6A and 6B from the east side of Sanderson Avenue to Metropolitan Water District along the Odell Avenue alignment.

The City of San Jacinto Public Utilities Department is responsible for drainage facilities in the right-of-way and in the improved channels dedicated to the City.

In order to provide regional Off-site flood protection, the Project will allow the collection and conveyance of flows through the SP boundary in a manner which will ensure the protection of surrounding properties from a 100-year flood. On-site runoff resulting from the Project will be collected through a system of catch basins, graded swales and drainage pipes, including Line V, and retained in an onsite detention basin. The basin will outlet along the northern Project boundary at or below the existing historical runoff conditions to avoid adversely impacting downstream properties.

The Project is subject to an area drainage fee which helps finance the improvements identified in the San Jacinto Valley MDP to mitigate off-site flood-related impacts. Additionally, the Project will construct and finance on-site improvements necessary to flood-proof all land within the Project.

Electrical

San Jacinto Power (SJP) and/or Southern California Edison (SCE) will provide electrical service to the site. Existing SCE facilities are located along Sanderson Avenue, Warren Road, and along a portion of Ramona Boulevard (Record Road). The precise points of connection to the site will be determined at a later date in coordination with SJP. All proposed onsite electrical facilities will be placed underground. All electrical lines within SJCCSP will need to be underground and shall be subject to SJP review and approval.

Due to the size of the Project, up to two (2) electrical substations may be required to provide electricity to the Project. A 100 megawatt above-ground substation, is expected to be needed either along De Anza Drive or Bridge Street within the SJCCSP in order to support any future cold storage users within in Planning Area 3. A second smaller substation is expected to be needed along Ramona Boulevard (Record Road) near Cawston Avenue which would connect to the nearby existing 33 kilovolt circuit along Warren Avenue to supply power to Planning Areas 1 through 4. The construction of a substation will be allowed in all Planning Areas. Electrical substations will be screened by an 8-foot-tall CMU (concrete masonry unit) block wall if it is acceptable to the utility provider.

Conceptual Grading and Phasing Plans

The Project site is anticipated to be mass graded in up to four phases as reflected in **Figures 17-19, Conceptual Grading Plan**. Future implementing development of the Project site would occur in four phases as reflected in **Figure 18, Phasing Plan – Development Scenario 1** and **Figure 19, Phasing Plan – Development Scenario 2**; respective of each development scenario**.** The Phasing Plan allows for the simultaneous development of more than one phase at a time. Each phase may be divided into sub-phases as necessary but will ultimately be determined by market

demand and infrastructure availability. The utilities and backbone systems within the SJCCSP would be constructed in phases as needed in order to facilitate development and support development within any one planning area. The exact phasing and timing in which roadways and other infrastructure are constructed is dependent on the location of each Planning Area and development needs.

H. Surrounding Land Uses and Environmental Setting

The area surrounding the Project site is vacant or utilized for agricultural or public facilities. Refer to **Table C, Surrounding Land Uses**, for the existing land usage and general plan land use and zoning designations for the surrounding area.

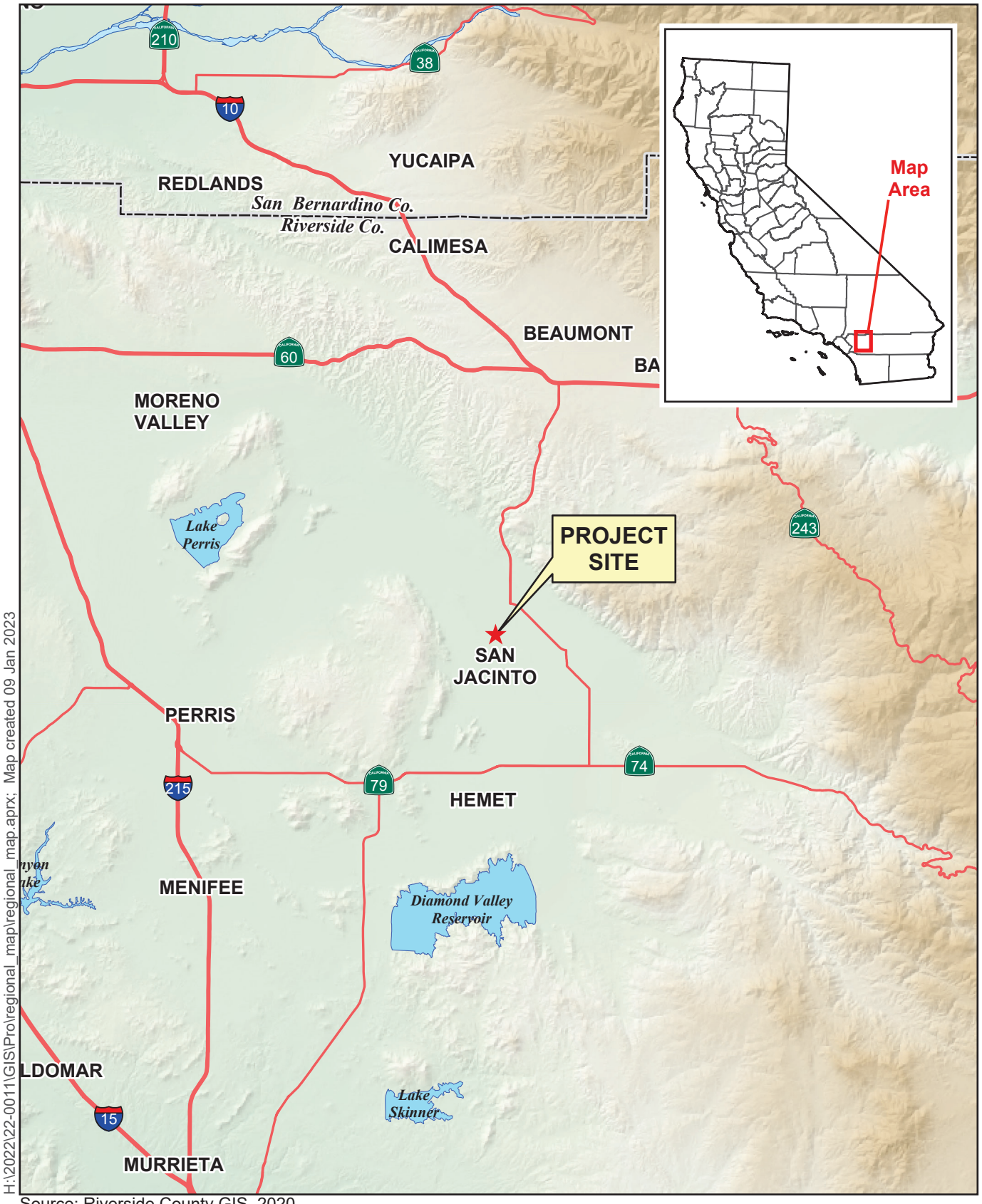
Table C, Surrounding Land Uses

Location	Existing Land Usage	General Plan Land Use Designation	Zoning Designation
North	Vacant	Business Park (BP)	Office Park (OP)
East	Vacant and California Equine Retirement Foundation	Commercial (C)	Commercial General (CG)
South	Eastern Municipal Water District San Jacinto Valley Regional Water Reclamation Facility	Public/Institutional (PI)	Public Institution (PI)
West	Vacant and Dairies	Low Density Residential (LDR); Public/Institutional (PI)	Residential – Low Density (RL); Public Institution (PI)

I. Public Agency Approvals

The following approvals anticipated for the project included the following:

- City of San Jacinto land use approvals;
- Caltrans – Encroachment permits;
- Eastern Municipal Water District (EMWD) – Approval of Water Supply Assessment and water and sewer improvement plans;
- Permits or associated approval by other utility agencies, as necessary, for installation of new utility infrastructure or connections to existing facilities;
- Riverside County Flood Control and Water Conservation District (RCFCWCD) – Encroachment permits and approval of construction of the Line V and Line E MDP storm drain lines;
- Santa Ana Regional Water Quality Control Board (RWQCB) – A National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened; and
- South Coast Air Quality Management District – Approval of permits to install and operate diesel-powered emergency backup generators and compliance with the Indirect Source Rule (Rule 2305) for warehouse owners and operators.



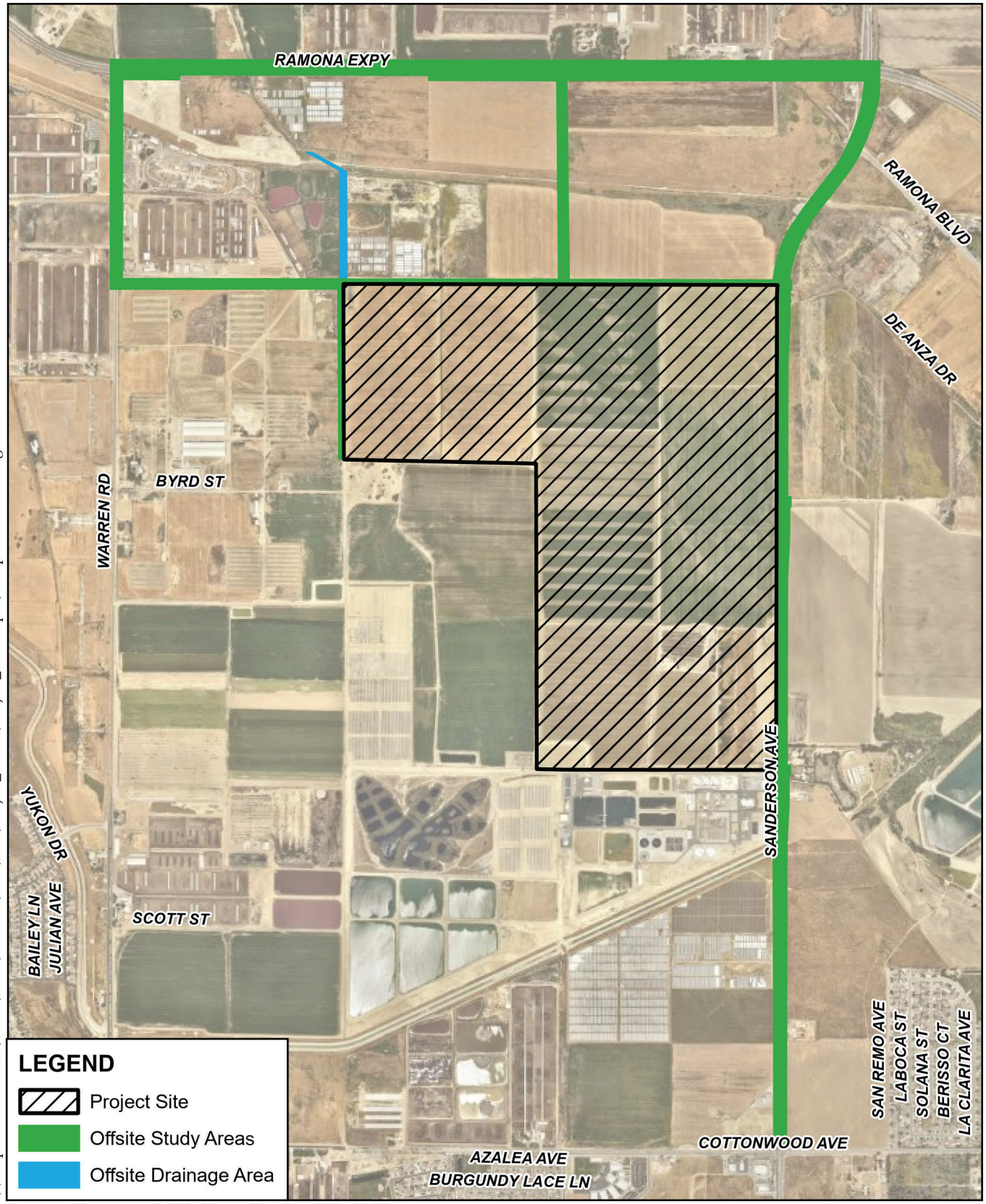
Source: Riverside County GIS, 2020

0 2 4 6 Miles

Figure 1 - Regional Map

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES



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Source: Nearmap, 2023; Riverside Co. GIS, 2020.

0 1,000 2,000 3,000 Feet

Figure 2 - Site Boundary

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES

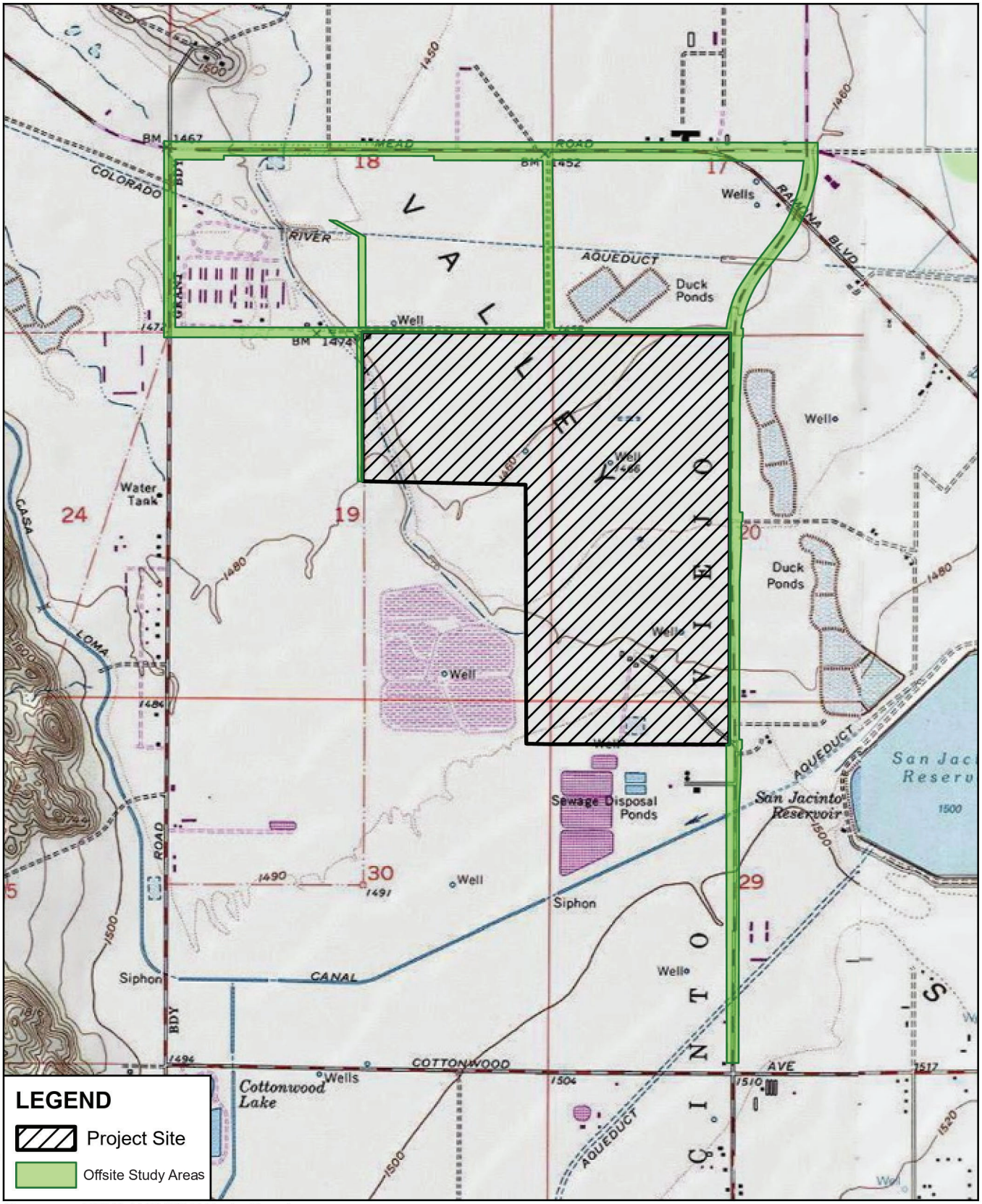
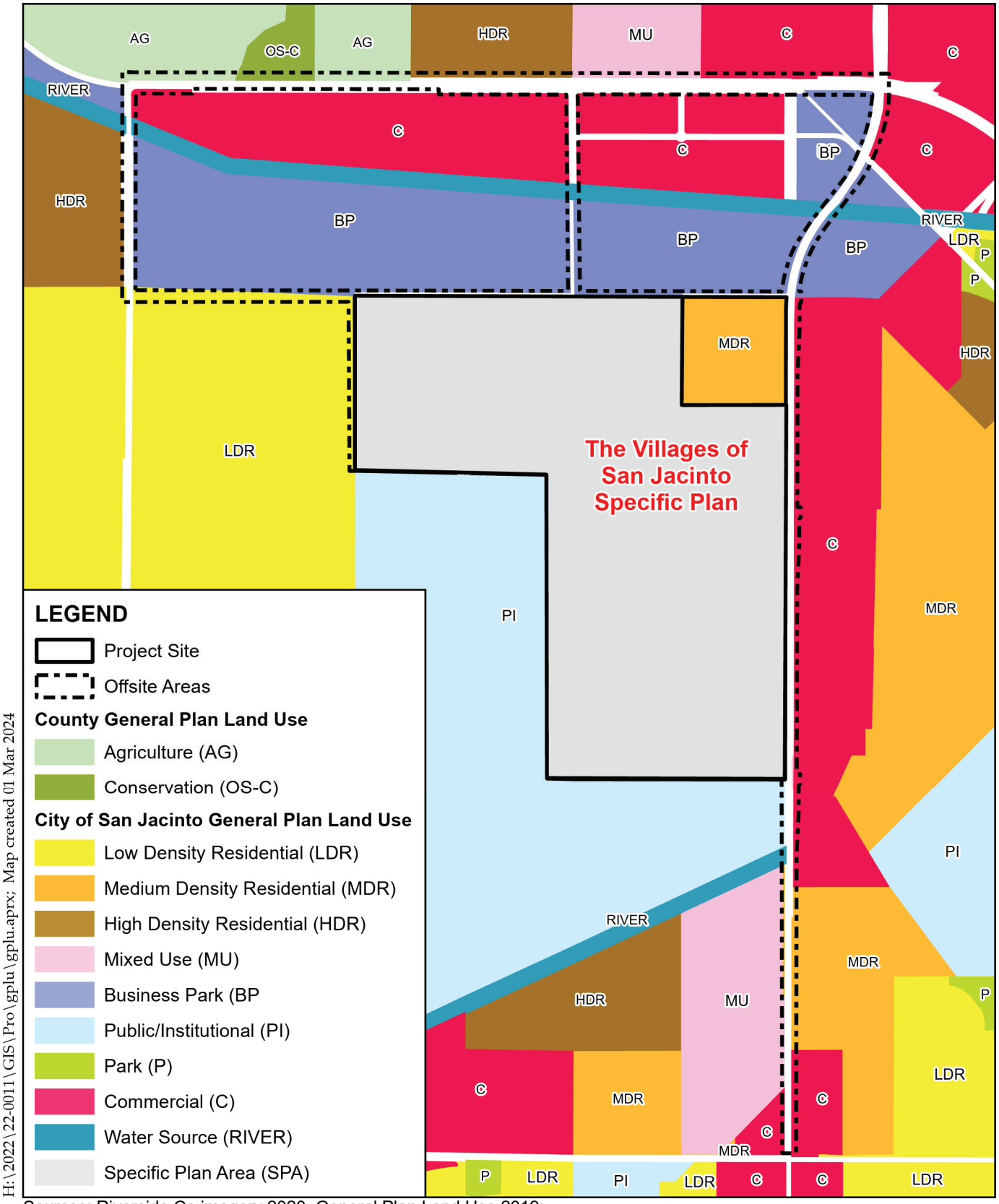


Figure 3 - USGS Topographical Map

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES



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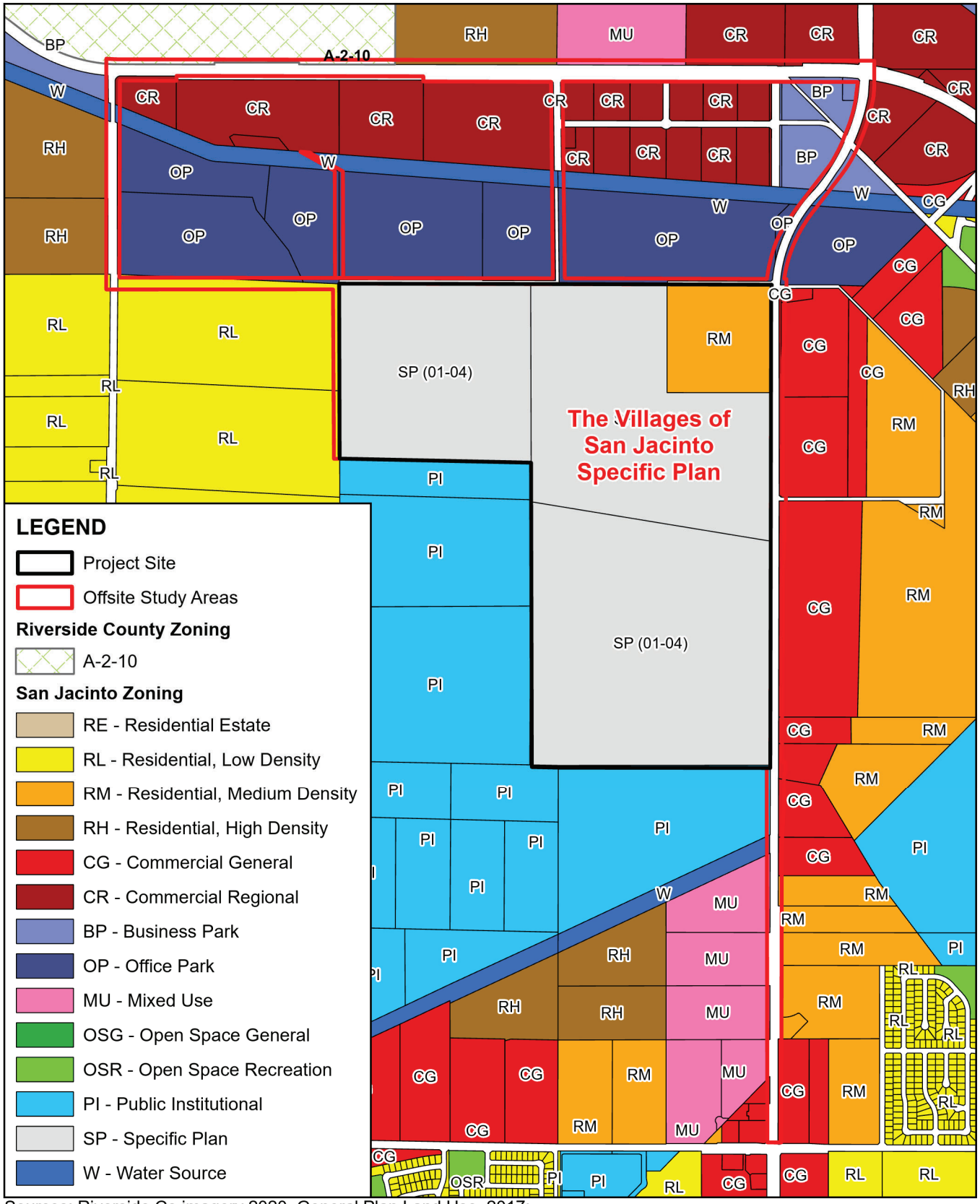
Sources: Riverside Co imagery 2020, General Plan Land Use 2019; City of San Jacinto General Plan Land Use 2022.

0 1,000 2,000 3,000 Feet

Figure 4 - Existing General Plan Land Use Designation

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES



H:\2022\22-0011\GIS\Pro\zoning\zoning.aprx; Map created 01 Mar 2024

Sources: Riverside Co imagery 2020, General Plan Land Use, 2017; City of San Jacinto General Plan Land Use, 2022.

Figure 5 - Existing Zoning Designation

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES

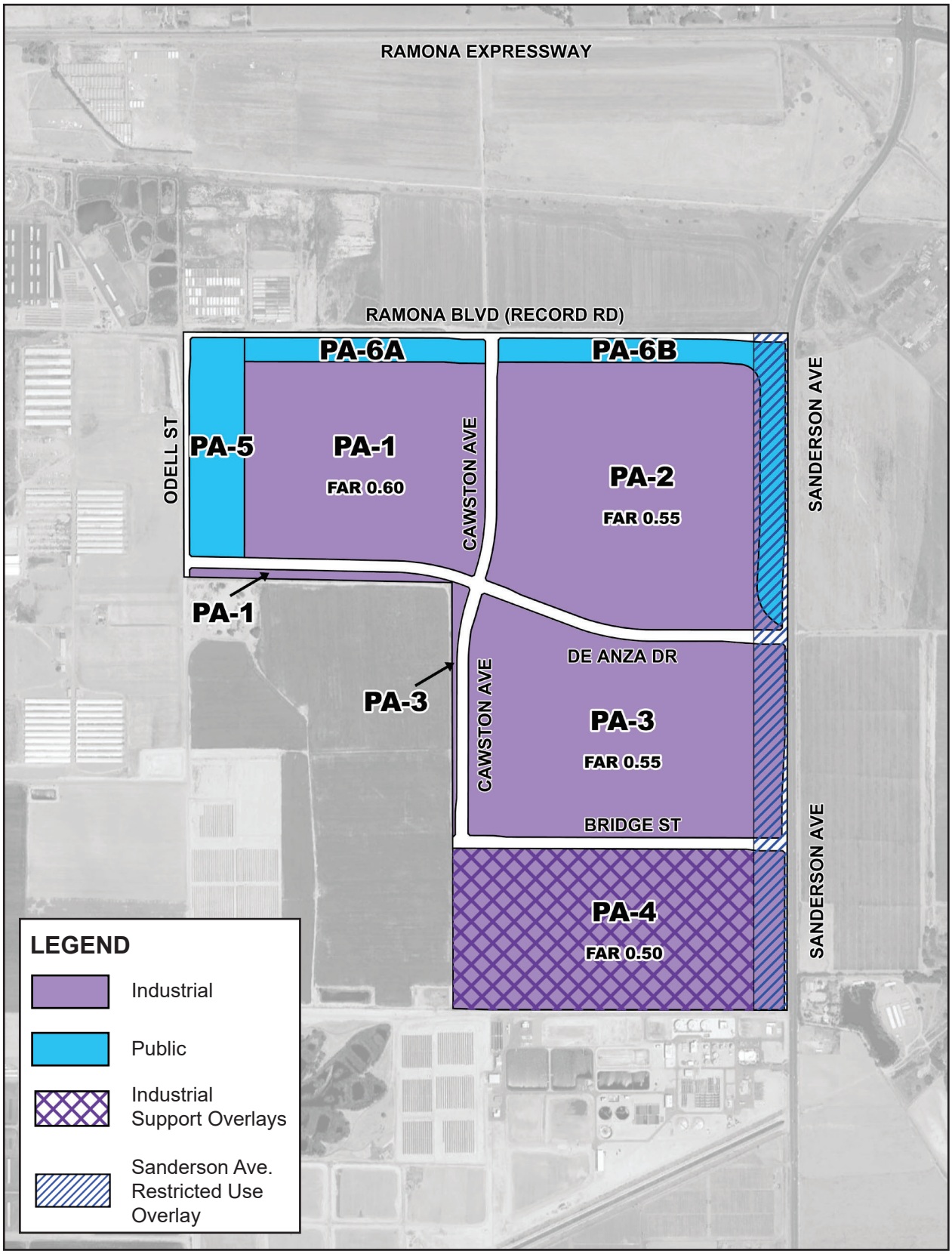


Figure 6 - Conceptual Land Use Plan - Development Scenario 1

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES

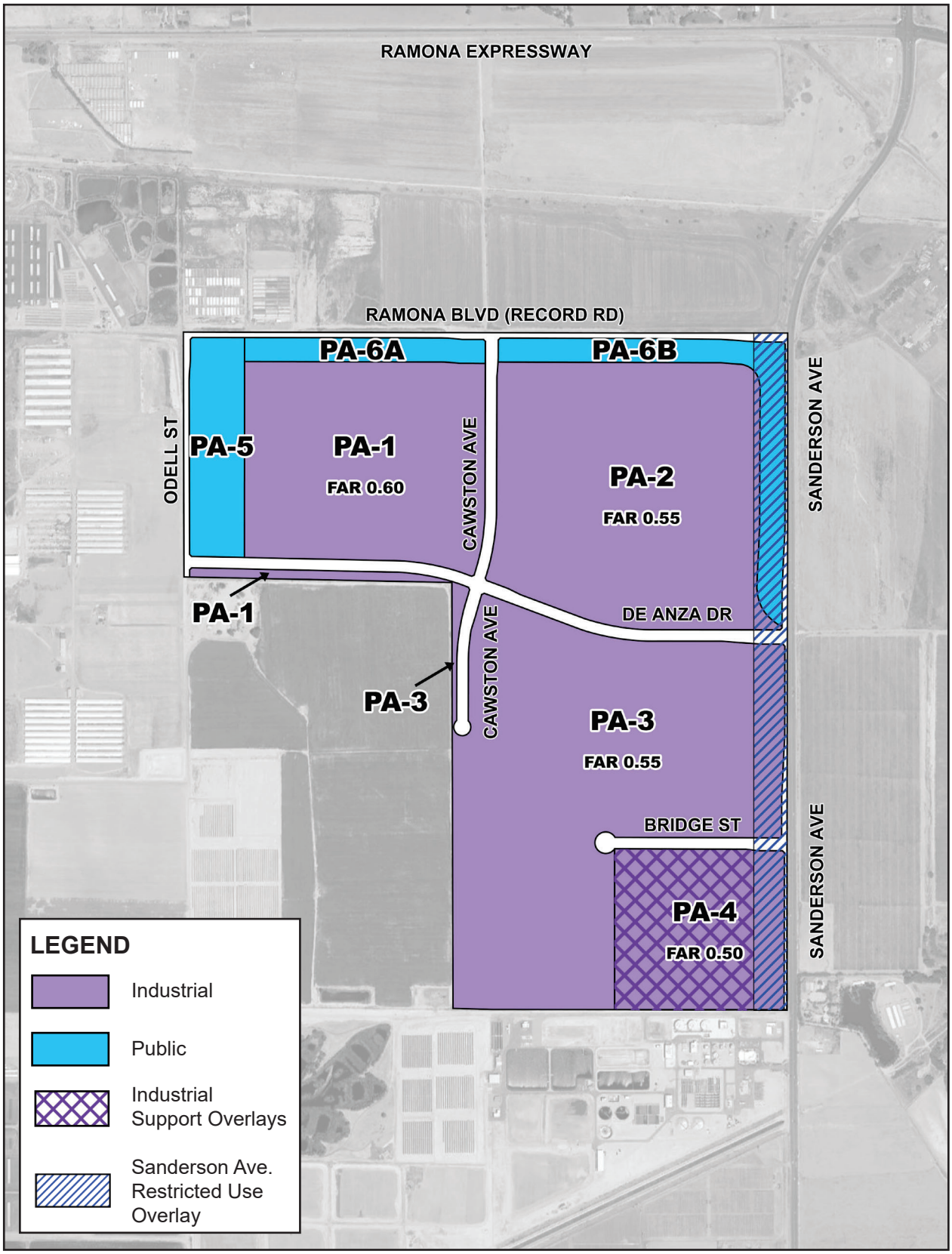
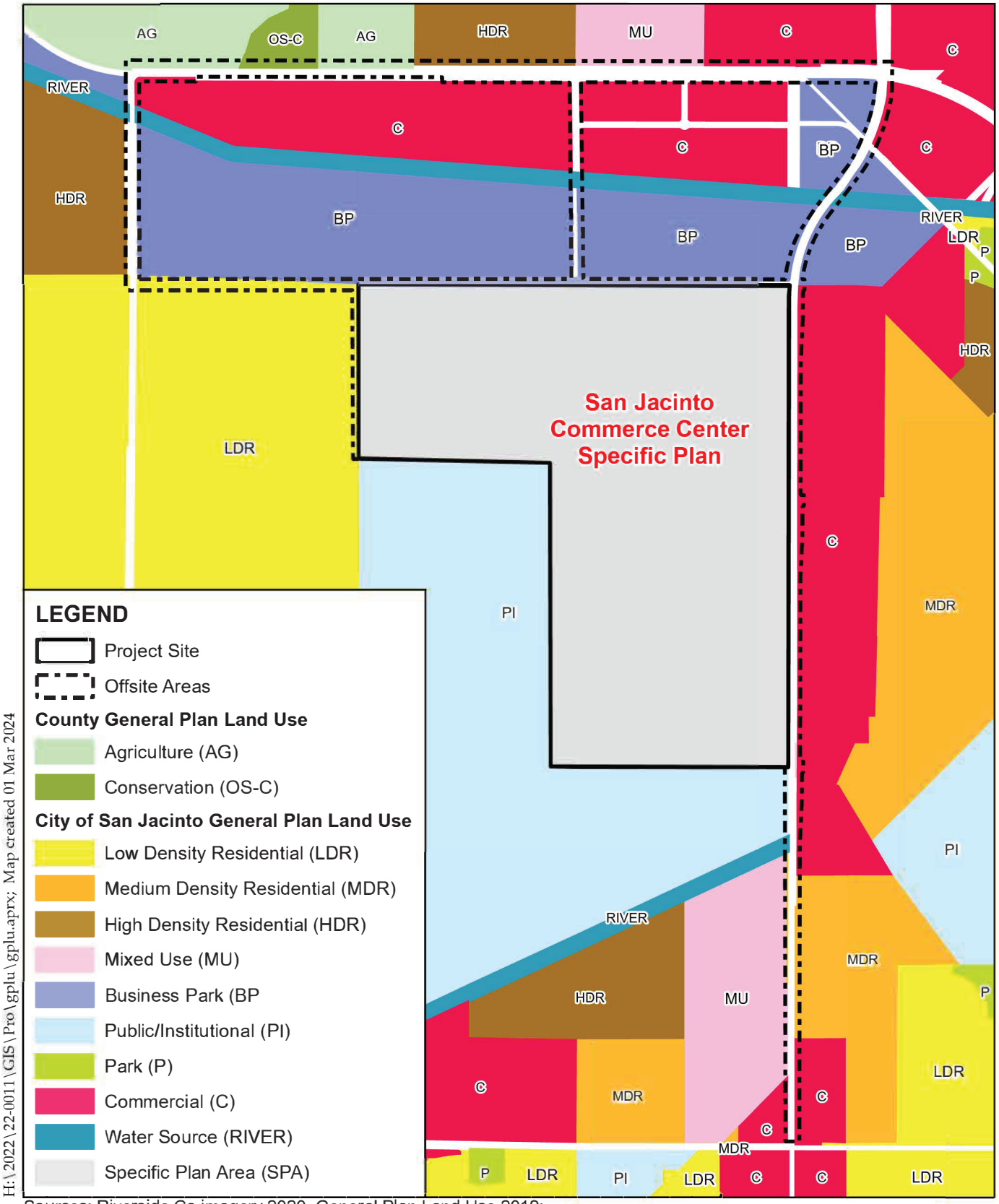


Figure 7 - Conceptual Land Use Plan - Development Scenario 2

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES



H:\2022\22-0011\GIS\Pro\gplu\gplu.aprx; Map created 01 Mar 2024

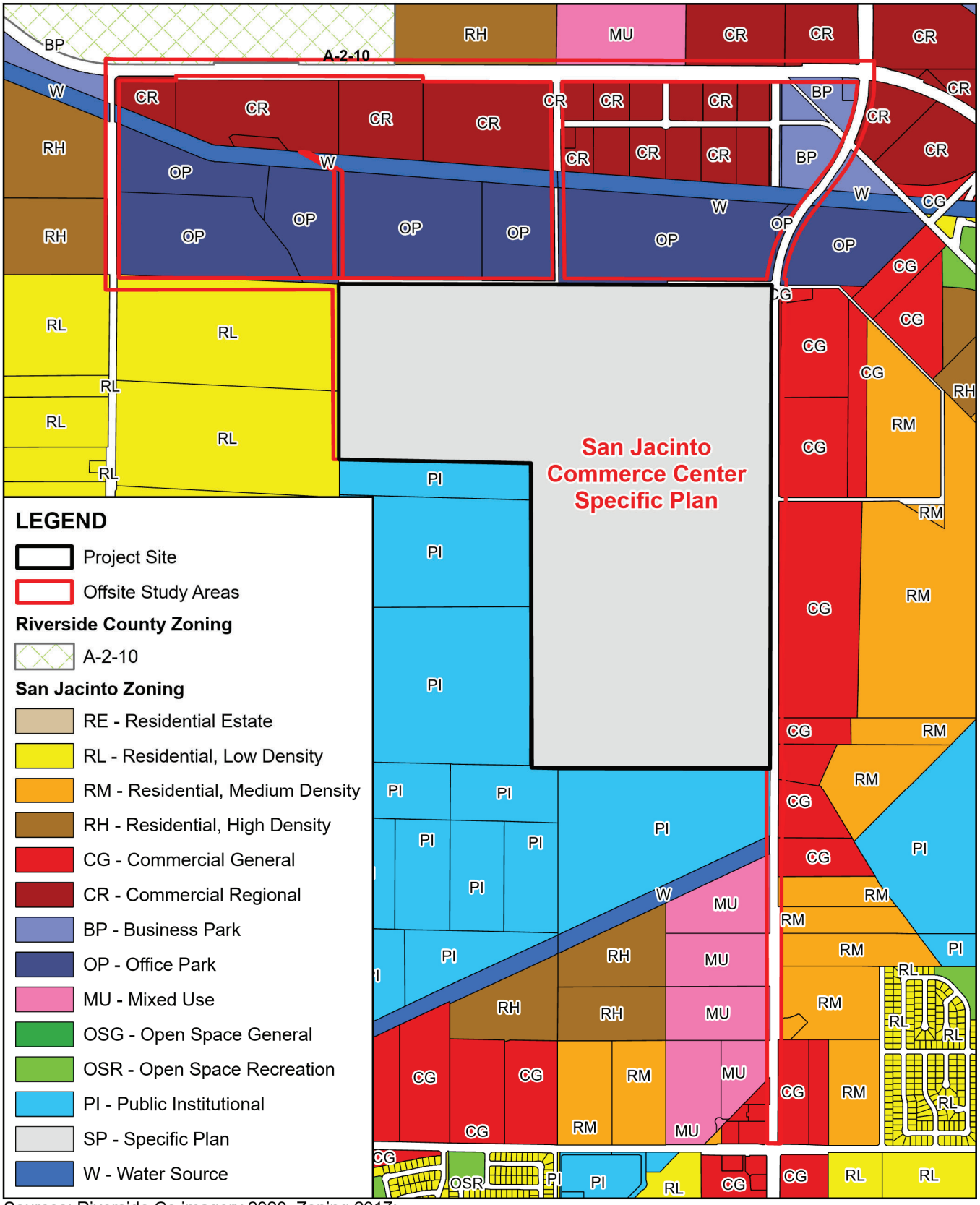
Sources: Riverside Co imagery 2020, General Plan Land Use 2019; City of San Jacinto General Plan Land Use, 2022.

0 1,000 2,000 3,000 Feet

Figure 8 - Proposed General Plan Land Use Designation

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES



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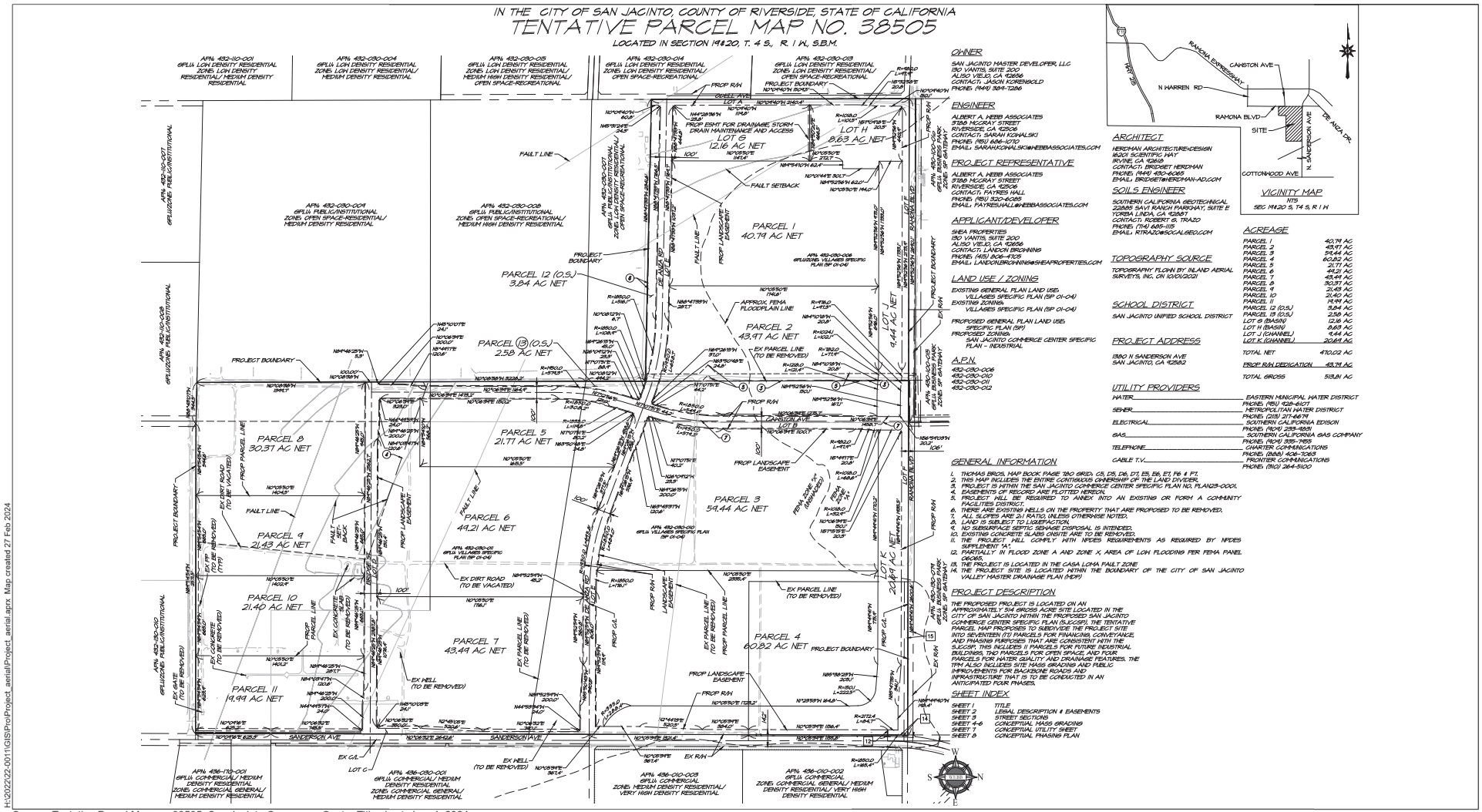
Sources: Riverside Co imagery 2020, Zoning 2017; City of San Jacinto Zoning 2022.

Figure 9 - Proposed Zoning Designation

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES



Source: Tentative Parcel Map no. 38505, San Jacinto Commerce Center Title sheet, Jan. 4, 2024.

NTS

Figure 10 - Tentative Parcel Map No. 38505

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES

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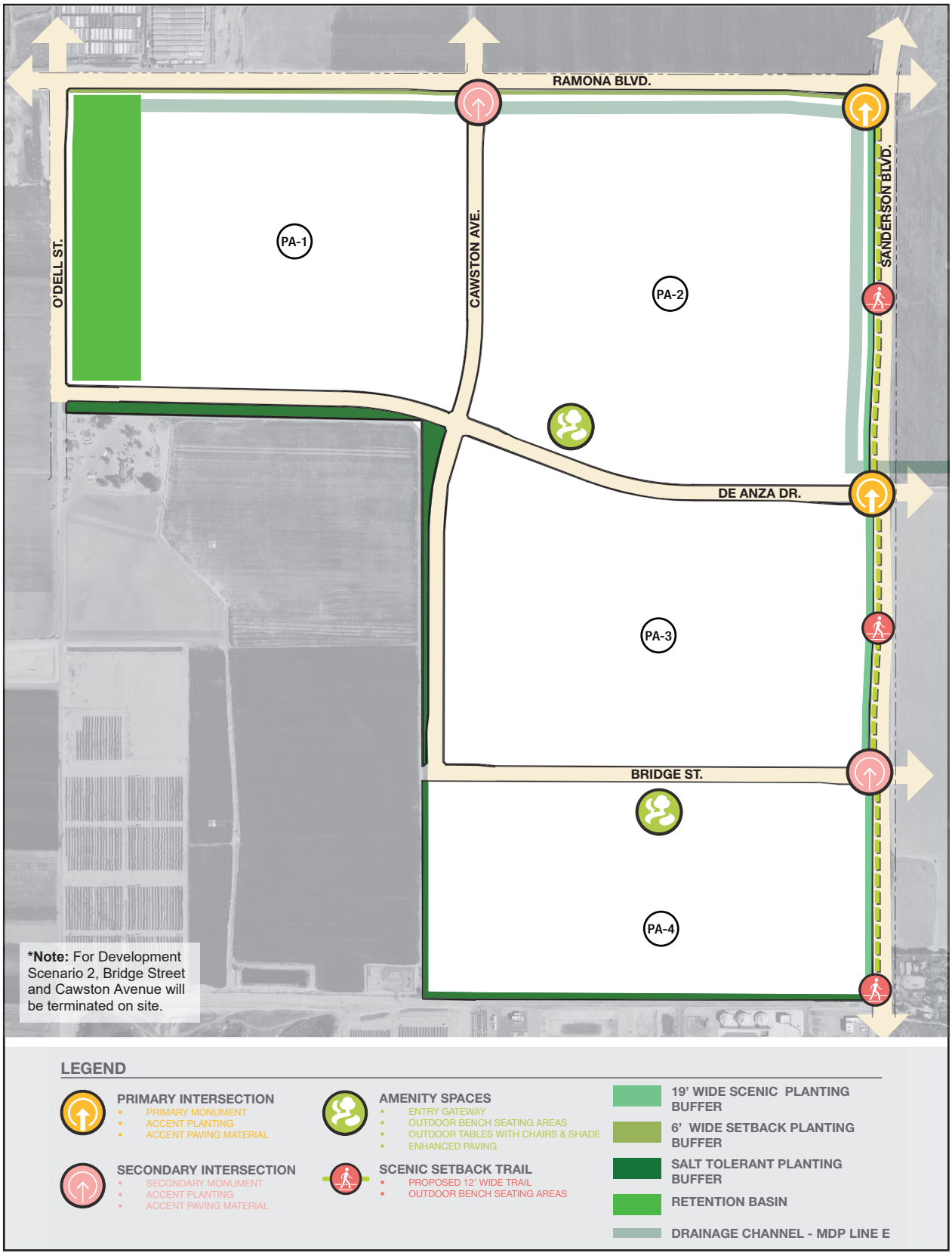
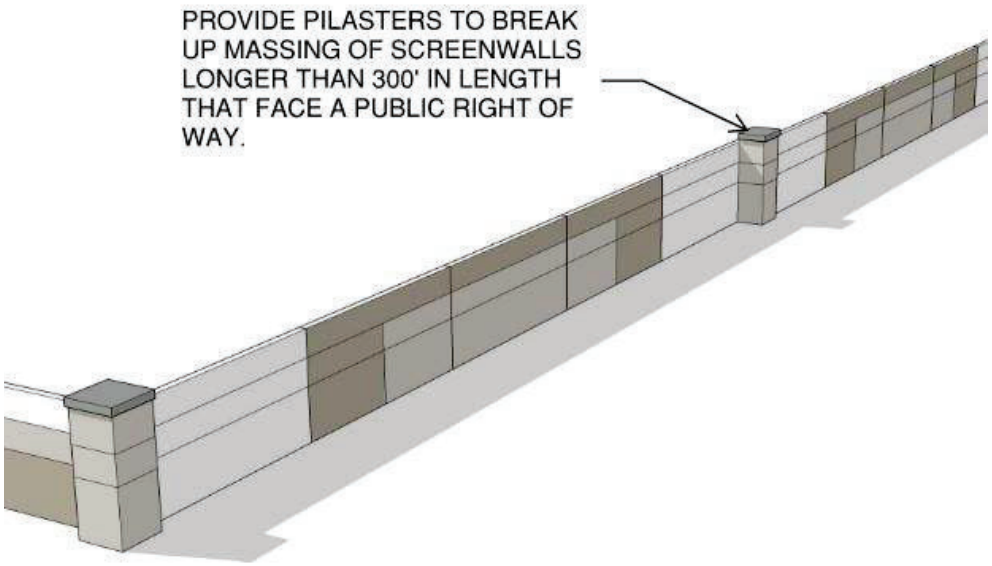


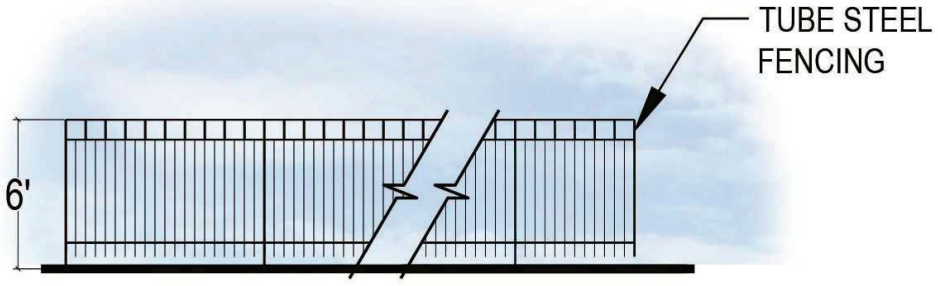
Figure 11 - Landscape Concept Plan

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES



ELEVATION 1 | SCREEN WALL



ELEVATION 2 | OPEN VIEW FENCING

Figure 12 - Typical Wall and Fence Types

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES

LEGEND

- 19' WIDE LANDSCAPE SCREEN BUFFER
- 6' WIDE LANDSCAPE SCREEN BUFFER
- RETENTION BASIN BUFFER
- SALT TOLERANT LANDSCAPE BUFFER

***Note:** For Development Scenario 2, Bridge Street and Cawston Avenue will be terminated on site.

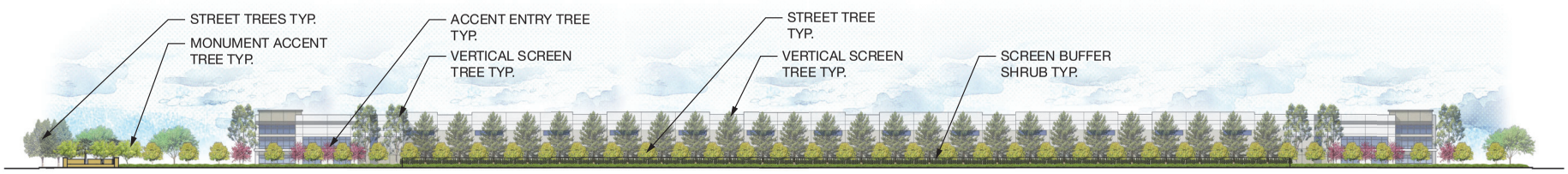


Figure 13 - Land Use Interface and Buffers
San Jacinto Commerce Center Specific Plan

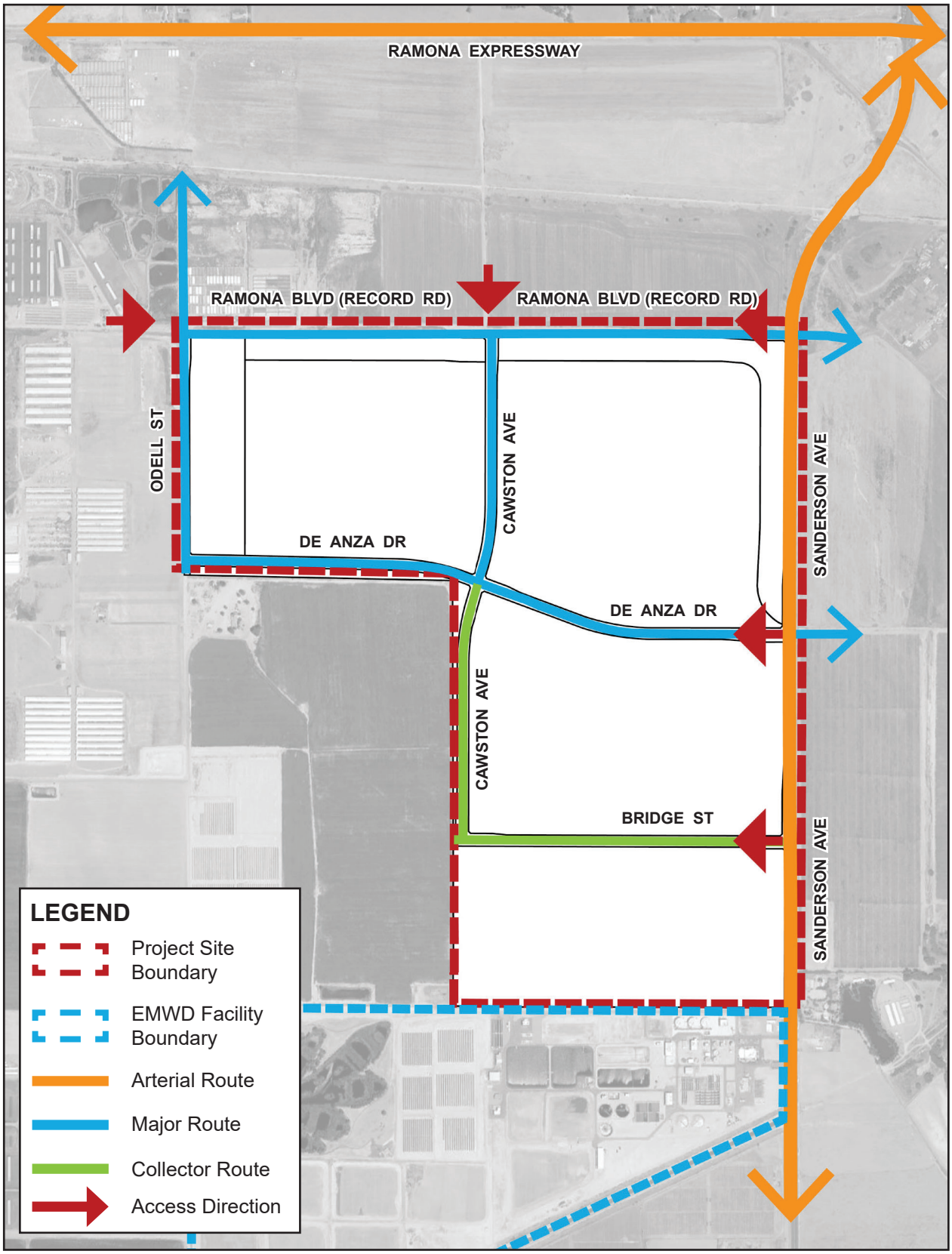


Figure 14 - Proposed Vehicular Access

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES

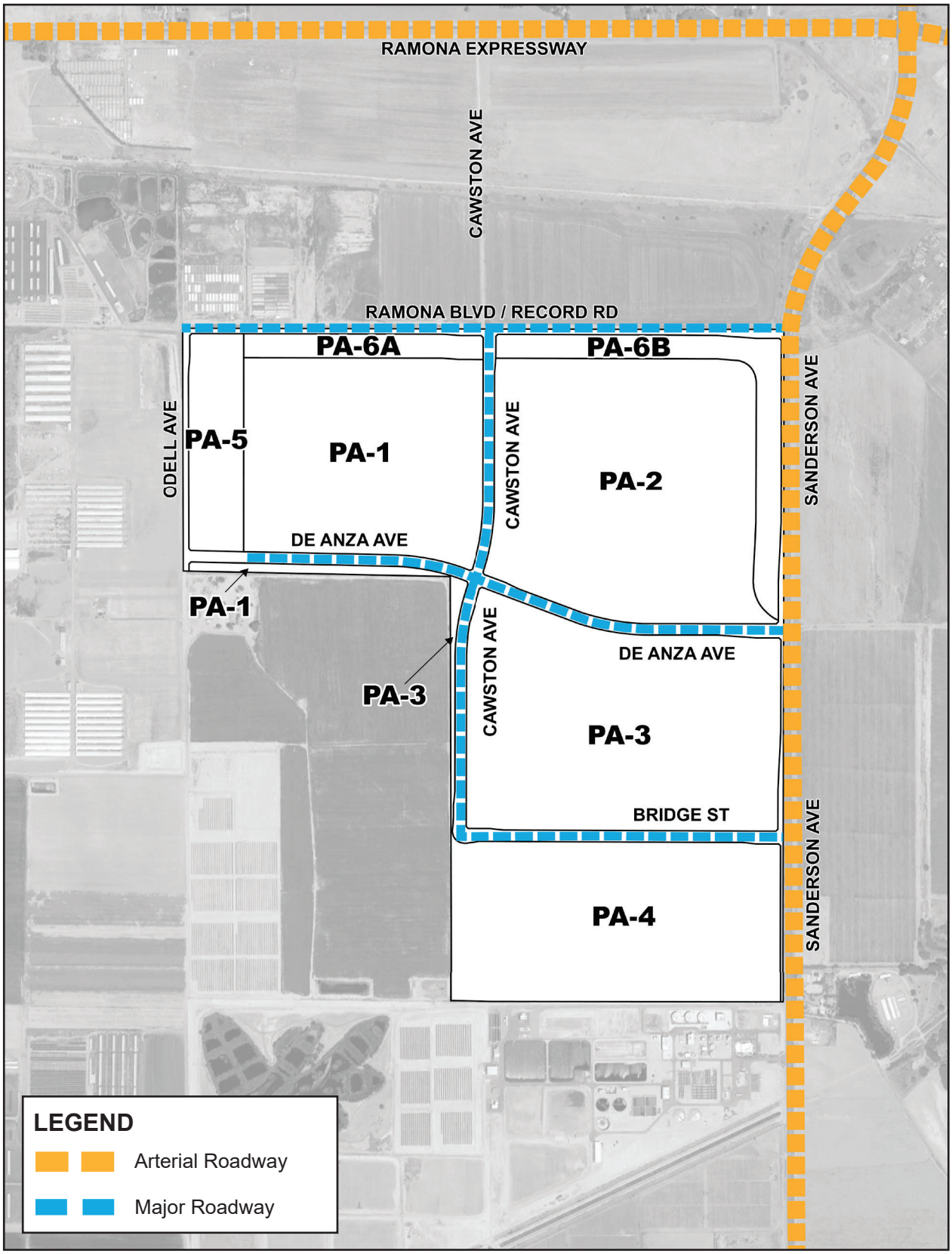


Figure 15 - Conceptual Circulation Plan
Development Scenario 1
San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES

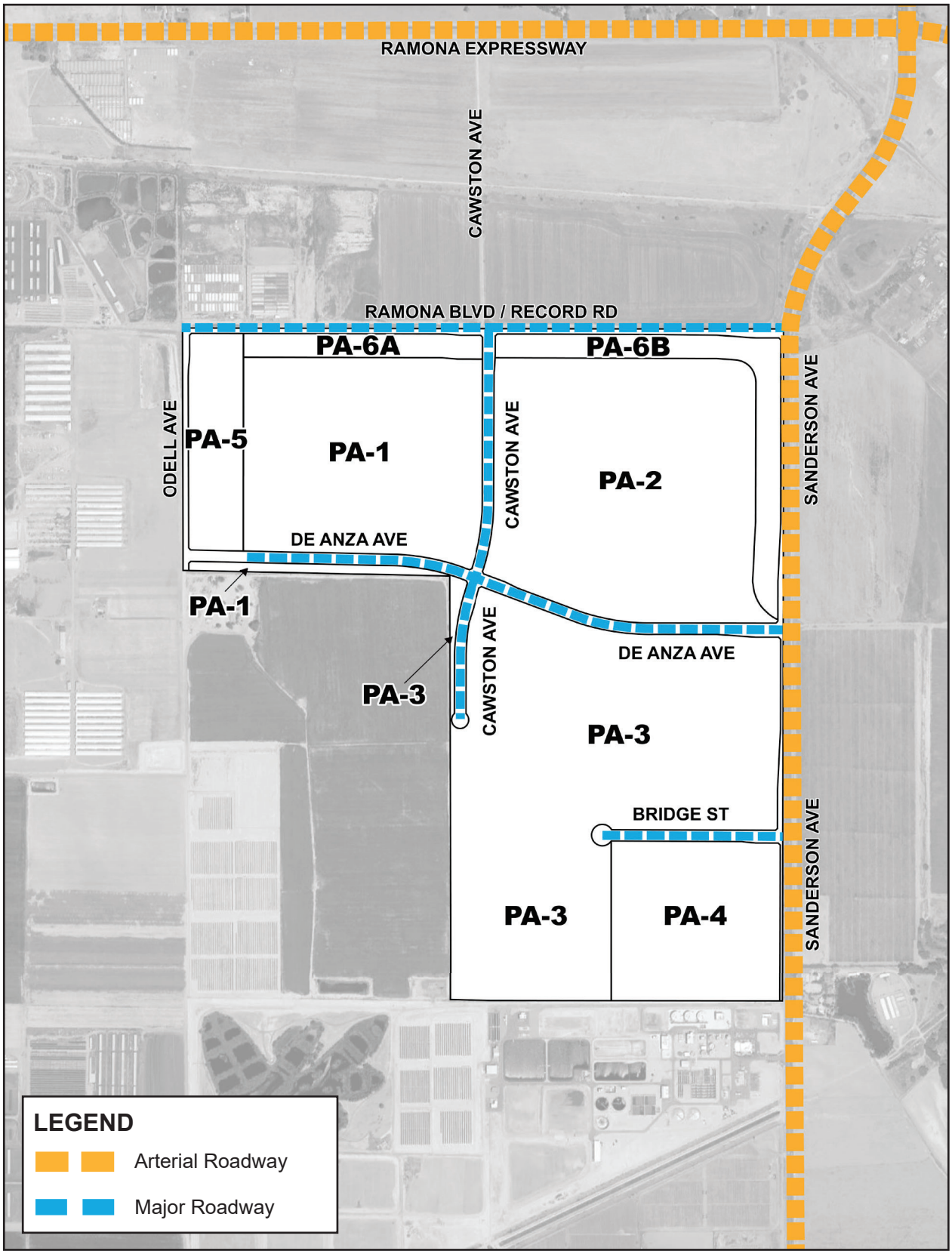
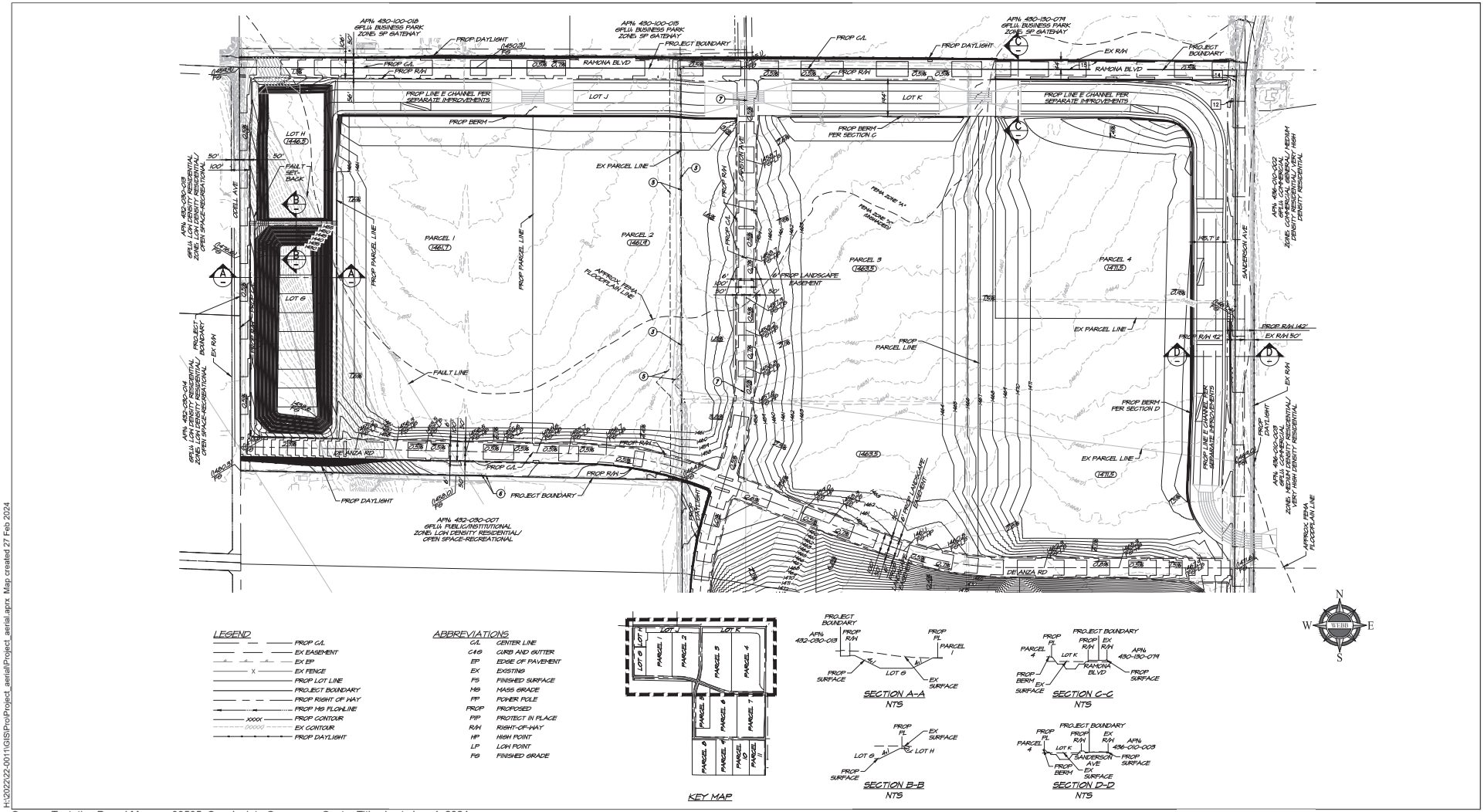


Figure 16 - Conceptual Circulation Plan - Development Scenario 2

San Jacinto Commerce Center



H:\2022\22-0011\GIS\ProjProject_aerial\Project_aerial.aprx, Map created 27 Feb 2024

Source: Tentative Parcel Map no. 38505, San Jacinto Commerce Center Title sheet, Jan. 4, 2024.

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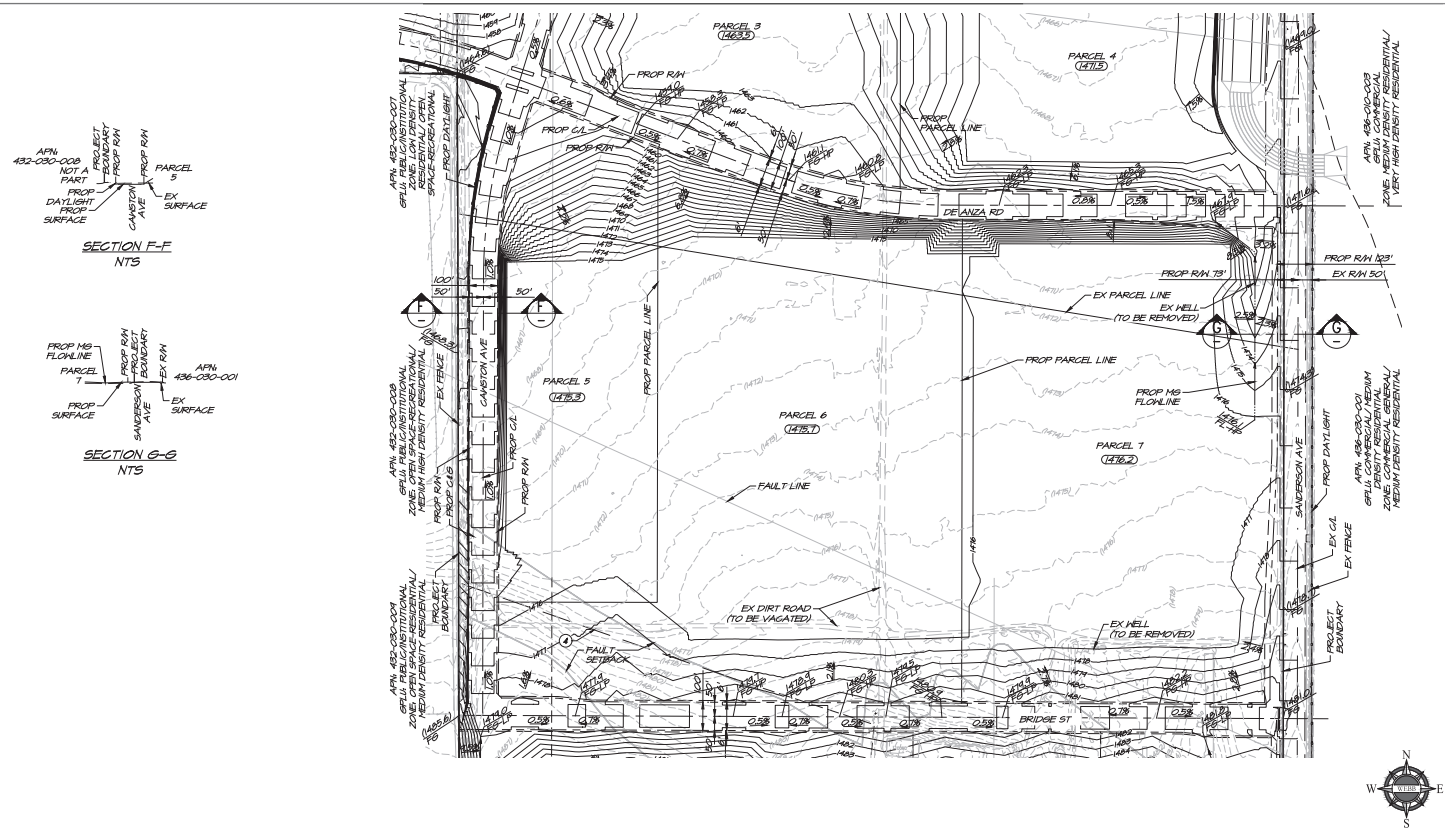
Figure 17 - Conceptual Grading Plan

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES



Source: Tentative Parcel Map no. 38505, San Jacinto Commerce Center Title sheet, Jan. 4, 2024.

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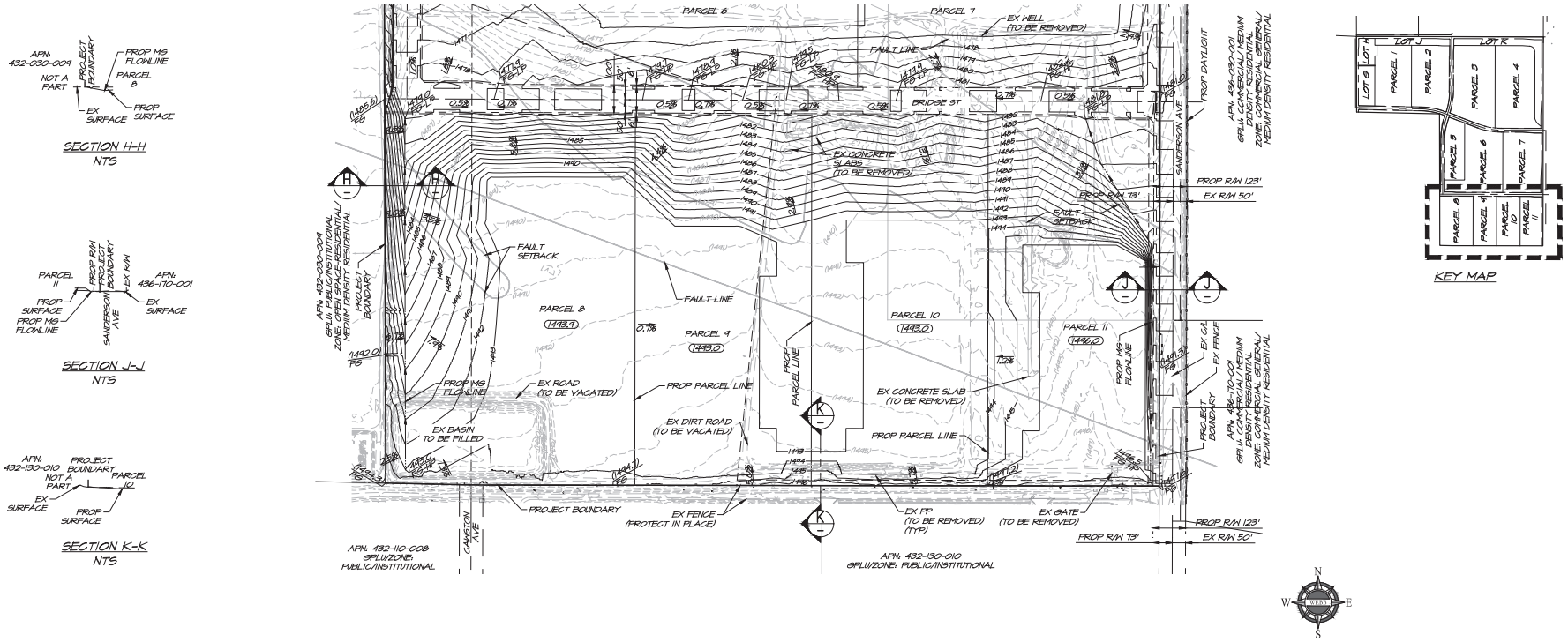
Figure 18 - Conceptual Grading Plan

San Jacinto Commerce Center Specific Plan



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Source: Tentative Parcel Map no. 38505, San Jacinto Commerce Center Title sheet, Jan. 4, 2024.

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Figure 19 - Conceptual Grading Plan

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES

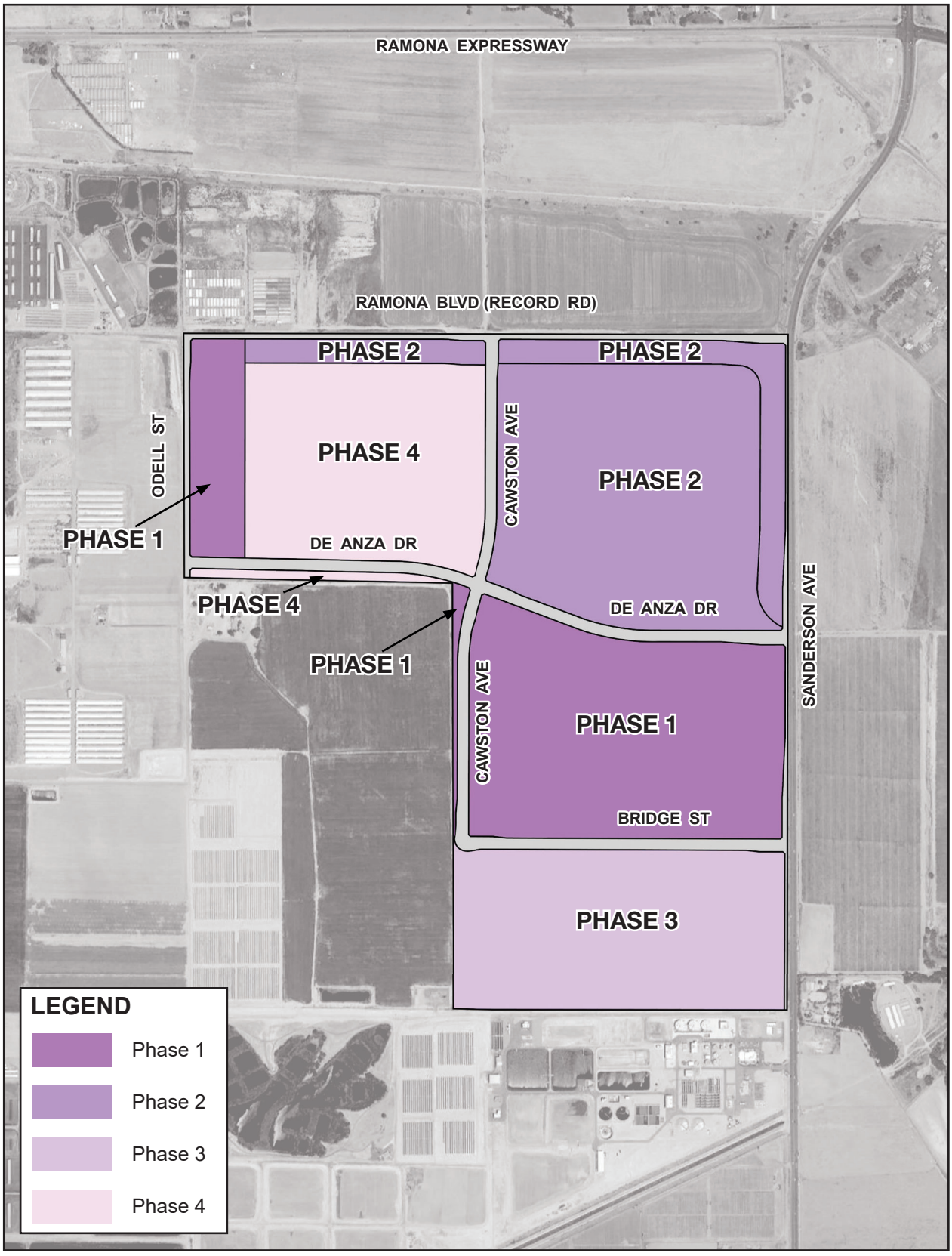


Figure 20- Proposed Phasing Plan - Development Scenario 1

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES

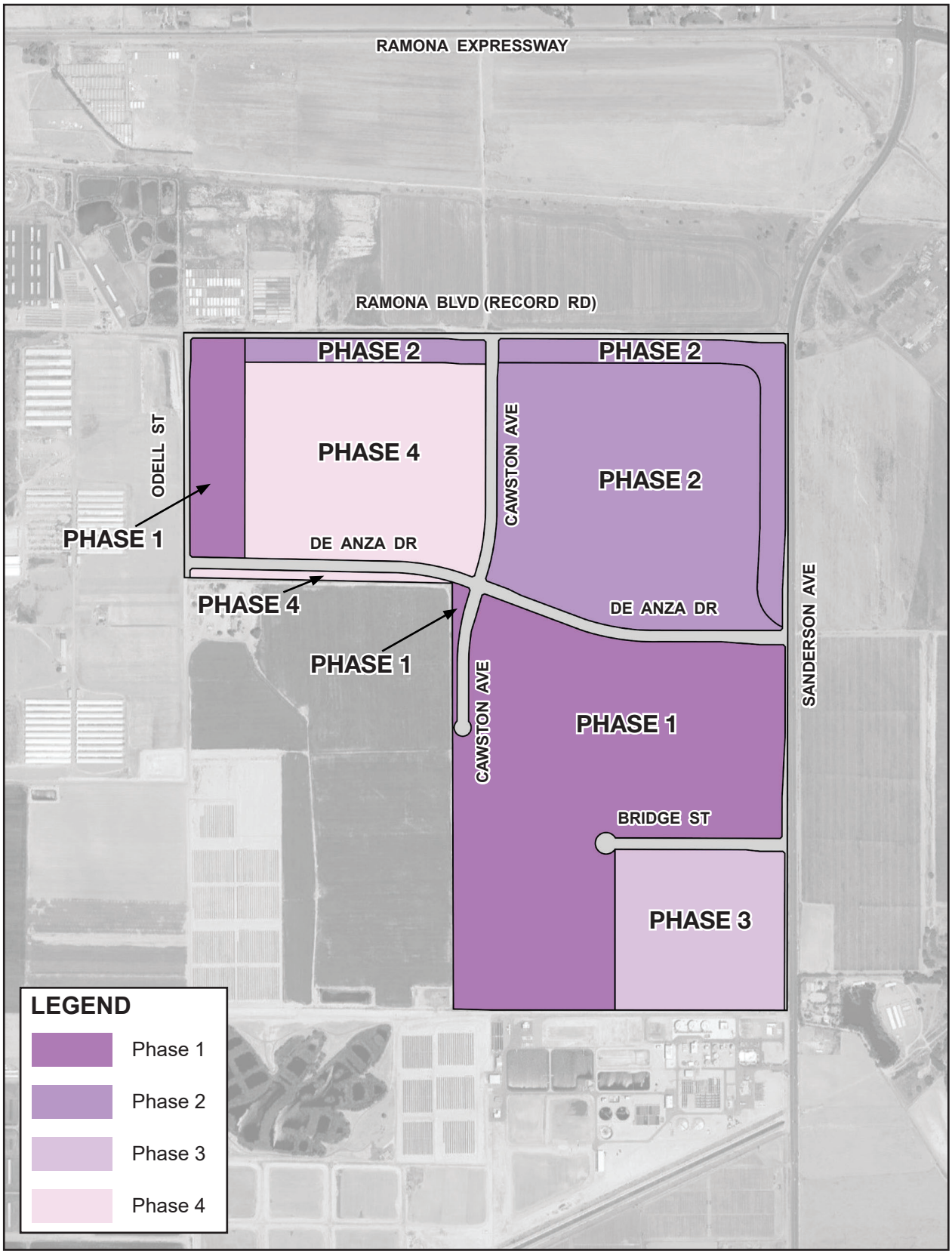
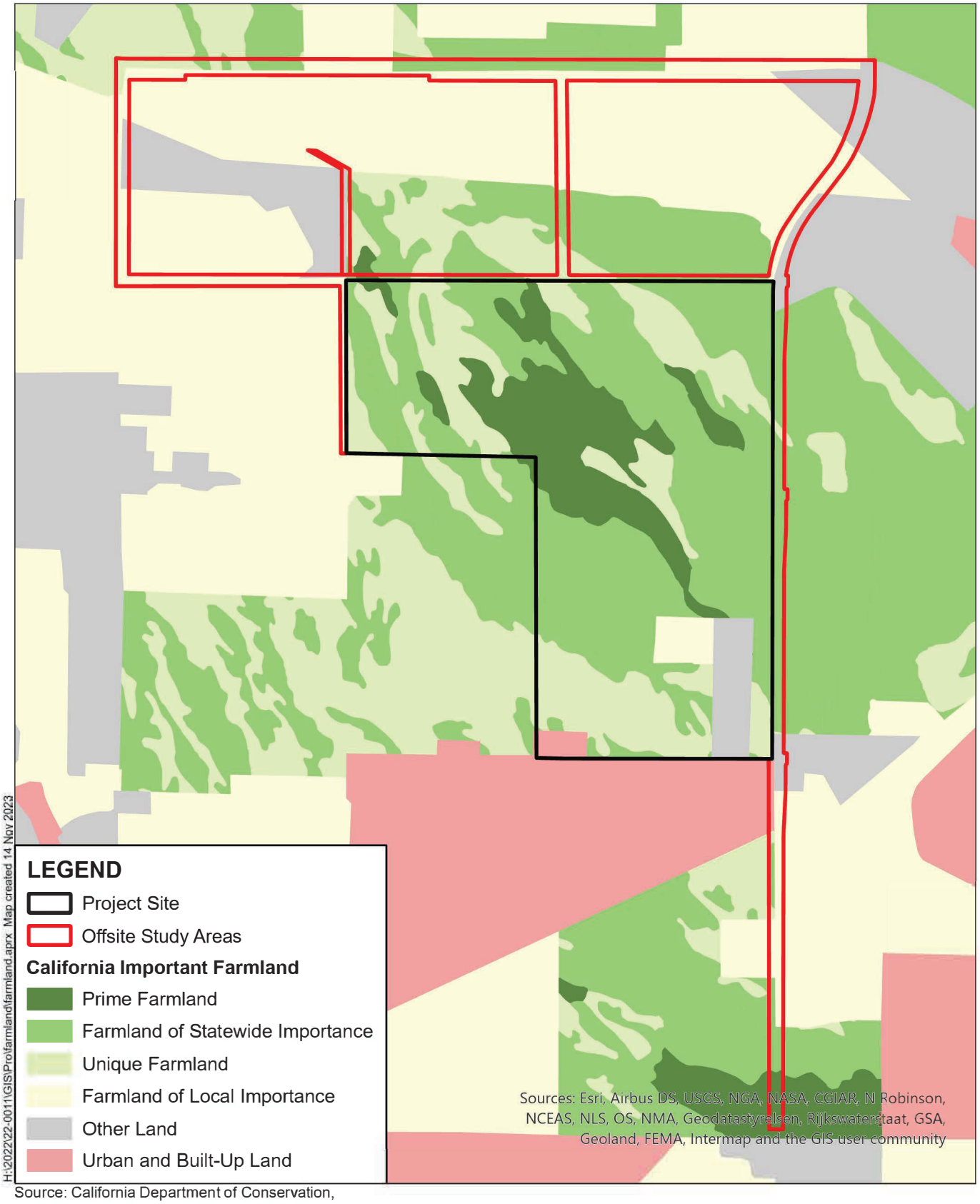


Figure 21 - Proposed Phasing Plan - Development Scenario 2

San Jacinto Commerce Center

ALBERT A. WEBB ASSOCIATES



Source: California Department of Conservation, Farmland Mapping and Monitoring Program, 2020.

Figure 22 - Farmland

San Jacinto Commerce Center Specific Plan

ALBERT A. WEBB ASSOCIATES

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☒ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or

the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

4/2/24
Date

Kevin White, Planning Manager
Printed Name

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of San Jacinto, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. AESTHETICS Except as provided in Public Resource Code Section 21099, Would the project?				
1) Have a substantial effect on a scenic vista?	☒	☐	☐	☐
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?	☐	☐	☐	☒
3) 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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Source(s): COR ORD 655; DOF; DOT

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** Scenic vistas are defined as the view of an area that is visually or aesthetically pleasing. Development projects may potentially impact scenic vistas in two ways: 1) directly diminishing the scenic quality of the vista, or 2) by blocking the view corridors or "vistas" of scenic resources. The City is surrounded by mountain and hillside terrain that provides scenic vistas and views throughout the City and along major roadways. Scenic resources include the Lakeview Mountains, the San Jacinto Mountain foothills, and the San Timoteo badlands. (GP DEIR, p. 5.1-8).

   The project site consists primarily of agricultural land and is mostly vacant but the southeastern corner of the site is a former cattle feed lot. The Project proposes to replace the Villages of San Jacinto Specific Plan with the new San Jacinto Commerce Center Specific Plan (SJCCSP) primarily for the development of industrial warehouse buildings. The SJCCSP allows a maximum building height of 60 feet (ft.) in PA's 1, 2, 4, 5, 6A and 6B. The maximum building height in PA 3 is 130 ft., subject to additional restrictions. The SJCCSP includes development standards and architectural design guidelines to ensure attractive development takes place that is consistent with the General Plan, and additional restrictions and requirements for PA 3 where a building taller than 60 ft. is proposed.

Development of the site is not anticipated to significantly impact any scenic vistas in the area since these views can be seen from many vantage points within the City. Regardless, while there are no scenic vistas on-site and the site is not part of the City's view corridors, the proposed Project may have the potential to affect scenic vistas in the area. Therefore, the Project may result in a **potentially significant impact** so this topic will further analyzed and addressed in the forthcoming EIR.

2) **No Impact.** The Project site does not contain any rock outcroppings, trees, or historic buildings as discussed in *Threshold E.1*, below. Further, there are no eligible or designated state scenic highways in the City of San Jacinto. The closest officially designated scenic highway is Route 243 which is located approximately 21 miles west of the Project site. The nearest eligible state scenic highway is State Route 74 (SR-74) (GP EIR, p. 5.1-3). However, SR-74 is located almost four

miles south of the Project site. Thus, the Project would not substantially damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. Therefore, **no impacts** are anticipated so this topic will not be analyzed or further addressed in the forthcoming EIR.

3) **Potentially Significant Impact.** According to State CEQA Guidelines §21071, an urbanized area is defined as a city that has a population of at least 100,000 or has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons. As of 2023, the City of San Jacinto's population is approximately 54,103 residents. The City of Hemet lies adjacent to the City of San Jacinto and has an approximate population of 89,918 residents. (DOF). Between the two cities, the population is over 100,000 so the Project is considered to be within an urbanized area.

   Visual character is the point of reference to assess whether a given project would appear compatible with the established features of the existing setting or would contrast noticeably and unfavorably with them. The existing setting is a vacant site. Construction of the Project may potentially result in short-term impacts of the existing visual character and quality of the area. Long-term, the Project will change the visual character of the Project site by adding structures and landscaping. Upon buildout of the SJCCSP, the site would consist of up to 9 million square feet of industrial and public land use development.

   The Project will be required to comply with regulations regarding scenic quality and the SJCCSP will provide design guidelines and development standards but may potentially result in impacts. Thus, the Project is in an urbanized area and may conflict with applicable zoning and other regulations governing scenic quality. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

4) **Less Than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact nighttime views, especially by reducing the ability to see the night sky and stars. Currently, there are no light sources on the Project site so new sources of nighttime light will be introduced on-site. While existing uses in the area primarily include dairies, farms, scattered residence, and public facilities, the area surrounding the Project site is planned for commercial and business park uses north and east of the site and low density residential and public institutional land uses south and west of the site. The existing uses in the area do provide some existing sources of nighttime light from operations and there are existing sources of light from vehicles traveling on local and adjacent roadways, from existing streetlights along Ramona Expressway and Sanderson Avenue, and the Eastern Municipal Water District San Jacinto Regional Water Reclamation Facility located south of the project site. Future uses within the SJCCSP will introduce new sources of light as will roadway improvements in the area which will require installation of additional streetlighting. However, the SJCCSP includes design guidelines that will require exterior lighting be located to eliminate spillover illumination or glare onto adjoining properties and the public right-of-way. Further, all future implementing development would also be required to comply with the City of San Jacinto's Development Code Section 17.300.080 which requires exterior lights be made up of a light source, reflector, and shielding devices so that, acting together, the light beam is controlled and not directed across a property line or upward into the sky; whereby bare bulbs are not allowed.

   The Project is also located within the County of Riverside's Mt. Palomar Observatory's Zone B which means it is located within a 45 mile radius of the observatory. And as such, the Project and all future implementing development projects will be required to comply with Riverside County Ordinance 655 (COR ORD655) which provides regulatory guidelines ensuring that lighting from development will not impair the activities of the observatory.

   Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials. Daytime glare is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised

of highly reflective glass or windshields of parked cars. Glare-sensitive uses include residences, hotels, transportation corridors, and aircraft landing corridors. While there are some scattered residences, farms, and dairies surrounding the site, the SJCCSP design guidelines discourage the use of glare producing reflective glass and instead, recommend glazing with has a lower reflectivity. Hence, spill of light onto surrounding properties will be reduced through implementation of SJCCSP design guidelines and through compliance with City of San Jacinto Development Code and Riverside County Ordinance 655 (COR ORD 655). Furthermore, light and glare will be addressed through standard conditions of approval, plan check, and permit procedures.

Thus, through compliance with the SJCCSP guidelines and because the Project will be required to comply with regulatory requirements, the Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, impacts are **less than significant** so this topic will not be further analyzed and addressed in the forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
B. AGRICULTURE & FOREST RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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:				
1) 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?	☒	☐	☐	☐
2) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
3) 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 Govt. Code section 51104(g))?	☐	☐	☐	☒
4) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
5) 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?	☒	☐	☐	☐

Source(s): FMMP; GP DEIR

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** The Project site is identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Other Land, and Urban and Built-up Land by the Farmland Mapping Management Program of the California Department of Conservation (FMMP) as identified in **Figure 20, Farmland**, above. Thus, the Project may convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **No Impact.** Historically the City of San Jacinto has been an agricultural community, with its rich valley soils providing a wide variety of agricultural crops. (GP DEIR, p. 5.2-1.) The central, western, southwestern, and northwestern portions of the City primarily comprised of field croplands, with some dairy and livestock feed yards intermixed throughout the agricultural areas. (GPEIR, p. 5.2-1.) There are also agricultural preserve areas within the western and northwestern portions of the City. Within City limits, there are approximately 3,272 acres of non-preserved agricultural land and approximately 514 acres of preserved agricultural land in use. Within the City's sphere of influence, there are approximately 112 acres of non-preserved land in use and no preserved agricultural land

in use. Despite there being some preserved agricultural lands within City limits, there are no active Williamson Act Contract lands within the City (GP DEIR, p. 5.2-1).

Furthermore, while 18 parcels totaling 514 acres located within the northwest portion of the City are currently assessed by the Riverside County Assessor as agriculturally preserved, the City does not have any agricultural zones or land use designations within the City boundaries. (GP DEIR, p. 5.2-9, Figure 3-4, Figure 5.2-2). Further, the Project does not fall within any of these parcels. The City's 2040 General Plan designates APN's 432-030-006, -010, and -011 as SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04), while APN 432-030-012 is designated RM (Residential Medium). (GP DEIR, Figure 3-4). APN's 432-030-006, -010, and -011 are zoned SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04), while APN 432-030-012 is zoned RM (Residential Medium). Therefore, the Project will not conflict with zoning for agricultural use. The Project applicant proposes to amend the General Plan land use designation and change the zoning designation to SP (Specific Plan – San Jacinto Commerce Center Specific Plan). Thus, the Project would not create a conflict with existing agricultural zoning for agricultural use or a Williamson Act contract. Therefore, **no impacts** are anticipated so no further evaluation of this topic is required in the forthcoming EIR.

3) **No Impact.** The Project site has both a General Plan land use designation and zoning designation of SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04) and RM (Residential Medium). The Project applicant proposes to amend the General Plan land use designation and change the zoning designation to SP (Specific Plan – San Jacinto Commerce Center Specific Plan). There is no existing or proposed zoning of forest land, timberland, or Timberland Production Zones within the City and there is no commercial forestry or timber production industry within the City (GP DEIR, pp. 5.2-4, 5.2-12). Implementation of the proposed Project would not impact forestland or timberland as defined by Public Resources Code section 4526 or a Timberland Production Zone as defined by Government Code section 51104(g). Therefore, **no impacts** are anticipated so no further evaluation of this topic is required in the forthcoming EIR.

4) **No Impact.** There is no land zoned forest land within the City. (GP DEIR, p. 5.2-10). Therefore, implementation of the proposed Project would not impact land zoned for forest land and would not result in the conversion of forest land to non-forest uses. Therefore, **no impacts** are anticipated so no further evaluation of this topic is required in the forthcoming EIR.

5) **Potentially Significant Impact.** The Project site is currently being used for agricultural purposes, specifically farming for wheat that is provided to feed dairy cattle. Thus, the Project could result in changes in the existing environment that could result in conversion of farmland to non-agricultural use. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

Mitigation Measures
To be determined in forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
C. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
1) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
2) 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?	☒	☐	☐	☐
3) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
4) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): GP DEIR; SCAQMD-A; SCAQMD-B; CARB-A; CARB-B

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** The City of San Jacinto is located within the South Coast Air Basin ("the Basin"), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). (GP DEIR, p. 5.3-1). In order to reduce emissions, the SCAQMD adopted the 2022 Air Quality Management Plan (AQMP), which establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state and federal air quality standards. The 2022 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA) (SCAQMD-A).

   The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. Land use data is compiled from the City's General Plan. If a project demonstrates compliance with local land use plans and/or population projections from the 2020-2045 RTP/SCS, which would have been taken into account by the SCAQMD, then the project would be consistent with the 2022 AQMP. (SCAQMD-A).

   The Project site has a City of San Jacinto General Plan land use designation of SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04) and RM (Residential Medium). The proposed Project would replace the VSJ SP, change the underlying General Plan Land Use and Zoning designations to SJCCSP to provide a plan for the future development of up to 9 million square-feet of industrial warehouse speculative buildings, manufacturing and cold storage warehouse speculative buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future development. Due to the change of land use, the Project may be inconsistent with regional air pollutant projections. Thus, the Project may conflict with or obstruct implementation of the 2022 AQMP. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

2) **Potentially Significant Impact.** The portion of the Air Basin within which the proposed Project site is located is designated as a non-attainment area for particulate matter less than 10 microns in diameter (PM-10) under state standards, and for ozone and particulate matter less than 2.5 microns in diameter (PM-2.5) under both state and federal standards (CARB-A).

   Air quality impacts can be described in short-term and long-term perspectives. Short-term impacts occur during site preparation and Project construction, whereas long-term impacts are associated with Project operation. The Project's short-term and long-term emissions will be evaluated using the latest industry standard air quality modeling software and analyzed for compliance with SCAQMD regional significance thresholds. The SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same (SCAQMD). Hence, projects that exceed project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable.

   The proposed Project includes a change of zone and a GPA to allow for up to 9 million square-feet of industrial warehouse speculative buildings, manufacturing and cold storage warehouse buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future development. Due to the change of land use, the Project may 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. Therefore, the Project may result in a **potentially significant impact** and this topic will be further analyzed and addressed in a forthcoming EIR.

3) **Potentially Significant Impact.** Sensitive receptors include residential uses, school playgrounds, childcare facilities, athletic facilities, hospitals, retirement homes, and convalescent homes. (CARB-B, p. 2-1). Development of the Project site may have the potential to expose nearby sensitive receptors to substantial pollutant concentrations. Air Quality impacts to sensitive receptors can be analyzed via a Localized Significance Thresholds (LST) analysis. LSTs are applicable to nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter less than 10 microns (PM-10), as well as particulate matter less than 2.5 microns (PM-2.5) and represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard on sensitive receptors (SCAQMD-B, pp. 1-1, 1-2). The SJCCSP incorporates "Good Neighbor" policies intended to provide the City and future implementing developers with ways to address potential environmental and neighborhood compatibility issues associated with warehouse, logistics and distribution facilities. These policies are designed to protect the general health, safety, and welfare of the public and sensitive receptors that may be located within properties near or adjacent to the SJCCSP. Notwithstanding the Project's "Good Neighbor" policies, the industrial buildings contemplated by the SJCCSP would be a source of diesel particulate emissions which have the potential to increase the risk of cancer for sensitive receptors. Therefore, the Project may result in a **potentially significant impact** so topic will be further analyzed and addressed in a forthcoming EIR.

4) **Less Than Significant Impact.** The human nose is the best means of determining the strength of an odor. However, not all people are equally sensitive, and they do not always agree about the severity of an odor once it is detected. Hence, precise documentation of the strength and nature of an odor is generally unavailable.

   It is anticipated that the major potential sources of odor from the proposed Project would occur during construction, particularly from construction equipment exhaust. However, this impact would be limited to the immediate vicinity of the proposed Project site and short-term. The area immediately surrounding the proposed Project site is dominated by vacant land, equestrian facilities, and water district facilities.

   Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. The CARB developed an Air Quality and Land Use Handbook to outline common sources of odor complaints. The sources of odors include sewage treatment plants,

landfills, recycling facilities, and petroleum refineries (CARB-B). Odor impacts during Project operation will be minimal because the industrial uses proposed on the Project site are not included on CARB's list of facilities that are known to be prone to generate odors. In addition, Project-generated emissions (such as those from the use of trucks) would rapidly disperse in the atmosphere and would not be noticeable to the nearby public. All truck drivers that may visit the site must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. The Project is also subject to the SCAQMD Rule 402 (nuisance odors). Thus, through compliance with existing regulations, the Project would not result in other emissions such as those leading to odors adversely affecting a substantial number of people. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures
To be determined in forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
D. BIOLOGICAL RESOURCES Would the project:				
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☒	☐	☐	☐
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☒	☐	☐	☐
3) 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?	☒	☐	☐	☐
4) 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?	☒	☐	☐	☐
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☒	☐	☐	☐

Source(s): NWI; RCA

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** The proposed Project site is located within the area subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and is adjacent to or partially located within MSHCP Criteria Cell 2775 and 2878 (RCA). Pursuant to the MSHCP, development projects within the planning area are required to prepare a biological resources assessment to analyze the biological resources within the project area. A biological resources assessment includes a reconnaissance-level survey and a literature review of public databases including the California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB), the California Native Plant Society's Electronic Rare Plant Inventory, range maps for special-status species, and other documentation pertinent to the project site and the region. The biological resources assessment will also include a habitat assessment for riparian/riverine, vernal pool, and fairy shrimp (MSHCP Section 6.1.2), narrow endemic plant species (MSHCP Section 6.1.3), burrowing owl (MSHCP Section 6.3.2, and the urban/wildlands interface (MSHCP Section 6.1.4). A biological resource assessment will be conducted to determine potential for biological resources. Thus, because the proposed Project site is currently undeveloped, the Project may result in substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Wildlife Service.

Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

2) **Potentially Significant Impact.** A biological resources assessment prepared pursuant to the MSCHP is required be prepared and is forthcoming, to determine if the Project site contains any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or the USFWS. Thus, the Project may result a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

3) **Potentially Significant Impact.** Streams, rivers, wet meadows, and vernal pools (wetlands and jurisdictional waters) are of high concern because they provide unique aquatic habitat (perennial and ephemeral) for many endemic species, including special status plants, birds, invertebrates, and amphibians. These aquatic habitats oftentimes qualify as protected wetlands or jurisdictional waters and are protected from disturbance through the Clean Water Act (CWA). The City contains numerous aquatic habitats that qualify as federally protected wetlands and jurisdictional waters (GP EIR, 5.4-32). The USFWS, National Wetlands Inventory-Wetlands Mapper, does not show any protected wetlands features are located within the planned SJCCSP site, however, some features appear to be located in or immediately adjacent to the Project offsite area (NWI). Additionally, an aquatic resources delineation (ARD) for the Project site, in accordance with requirements of the U.S. Army Corps of Engineers (USACE), may be required to determine whether the Project site contains state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) which may be impacted through direct removal, filling, hydrological interruption or other means. A biological resources assessment prepared pursuant to the MSCHP is required be prepared and is forthcoming. Thus, the Project may 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. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

4) **Potentially Significant Impact.** A biological resources assessment prepared pursuant to the MSCHP is required be prepared and is forthcoming. Thus, the Project may have the potential to interfere 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. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

5) **Potentially significant Impact.** As previously stated in *Threshold D.1* above, the Project site may contain sensitive biological resources since the Project site is currently vacant and undeveloped. The forthcoming biological resource assessment as well as any other focused studies required by the MSCHP will be conducted to determine the Project's potential for impacts to biological resources and Project's consistency with local policies. Thus, the Project may conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

6) **Potentially Significant Impact.** The MSHCP is a comprehensive multi-jurisdictional plan that includes western Riverside County and multiple cities, including the City of San Jacinto. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the USFWS and/or the CDFW. The MSHCP was adopted on June 17, 2003, by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and

CDFW on June 22, 2004. As the Project site in the City of San Jacinto and the City is the lead agency/permittee, the Project is subject to all MSHCP requirements. As such, the Project will be required to conduct a biological resource assessment, pursuant to the MSHCP. Thus, since a biological resource assessment is forthcoming, the Project may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in a forthcoming EIR.

Mitigation Measures
To be determined in forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
E. CULTURAL RESOURCES Would the project:				
1) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☒	☐	☐	☐
2) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☒	☐	☐	☐
3) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Source(s): GP DEIR

Analysis of Project Effect and Determination of Significance

Please note that this Section primarily addresses historical, archaeological, and cultural resources not associated with tribal cultural resources. For a comprehensive discussion on tribal cultural resources, please refer to Section 18, Tribal Cultural Resources, of this Initial Study.

1) **Potentially Significant Impact.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or lead agency. Generally, a resource is considered to be "historically significant" if it meets one of the following criteria:
   - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
   - Is associated with the lives of persons important in our past;
   - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
   - Has yielded, or may be likely to yield, information important in prehistory or history.

   The City's GP DEIR identified approximately 233 cultural resources mapped within the City. These resources include 49 prehistoric archaeological sites, seven prehistoric isolates, one Tribal Cultural Resource, three multicomponent sites, 20 historic archaeological sites, one historic isolate, and 152 historic built environment resources (GP DEIR, p. 5.5-7). Most prehistoric archaeological sites are located along the east side of the Lakeview Mountains. The majority of these sites are bedrock milling features, exploiting the plethora of granite outcrops for milling along the margins of the San Jacinto Valley. Other major prehistoric sites are located around permanent water sources located at Soboba Hot Springs, Gilman Hot Springs, and an unnamed spring on the west side of the Lakeview Mountains (GP DEIR, p. 5.5-16). Of the 20 historic archaeological sites, most of the resources are related to agricultural features such as foundations for barns and dairies or water conveyance systems such as reservoirs and pumps, as well as historic refuse scatters. (GP DEIR, p. 5.5-16). Due to the potential for historical resources in the Project area, a site-specific cultural resources assessment will be prepared for the Project to identify any potentially historical resources pursuant to State CEQA Guidelines §15064.5. Therefore, the Project may result in a **potentially significant impact**. This topic will be further analyzed and addressed in a forthcoming EIR.

2) **Potentially Significant Impact.** The City's GP DEIR identified a total of 80 archaeological resources within the Study Area, including 49 prehistoric archaeological sites, seven prehistoric isolates, three multicomponent sites, 20 historic archaeological sites, and one historic isolate. Since the Project site is currently underdeveloped, there is the potential for archaeological resources to be discovered during construction activities. Accordingly, a site-specific cultural resources survey

will be conducted at the Project site to identify any potentially archeological resources that may potentially be impacted by development. Therefore, the Project may result in a **potentially significant impact**. This topic will be further analyzed and addressed in a forthcoming EIR.

3) **Potentially Significant Impact.** No known cemetery has occurred at this site. However, construction activities have the potential to uncover human remains, including those interred outside of formal cemeteries. The Project would be required to comply with Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5(e), and Public Resources Code (PRC) Section 5097.98. Further, specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations would be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC). Notwithstanding the foregoing, the potential exists for previously unknown human remains to be discovered at the site during Project construction activities. Therefore, the Project may result in a **potentially significant impact**. This topic will be further analyzed and addressed in a forthcoming EIR. .

Mitigation Measures
To be determined in forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
F. ENERGY Would the project:				
1) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
2) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Source(s): Project Description

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** Implementation of the Project would require energy consumption during both construction and operation activities. The proposed Project would replace the VSJ SP, change the underlying General Plan Land Use and Zoning designations to SJCCSP to provide a plan for the future development of up to 9 million square-feet of industrial warehouse speculative buildings, cold storage warehouse speculative buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future development. The Project has the potential to increase the amount of energy consumed within the Project site. To determine the severity of Project-related impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, additional analysis is required. Thus, the Project may result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, the Project may result in a **potentially significant impact** so this topic will be analyzed and addressed in the forthcoming EIR.

2) **Potentially significant impact.** The amount of energy consumed within the Project site has the potential to increase. To determine the severity of Project-related impacts regarding energy,

additional analysis is required to determine whether the Project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Thus, the Project may conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

Mitigation Measures
To be determined in forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
G. GEOLOGY AND SOILS Would the project:				
1) Cause 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	☒	☐	☐	☐
2) Cause potential substantial adverse effects, including the risk of loss, injury or death involving: Strong seismic ground shaking?	☒	☐	☐	☐
3) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
4) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?	☐	☐	☐	☒
5) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
6) 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 off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
7) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
8) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
9) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Source(s): GP DEIR; Project Description; AE-A

Analysis of Project Effect and Determination of Significance

1 – 3) Potentially Significant Impact. The City lies within the San Jacinto fault zone (GP DEIR, p. 5.7-20). Within this fault zone, there are a number of faults including: the San Jacinto fault, the Claremont fault, the Castile Canyon fault, the Dellamont fault, the Hot Springs fault, the Park Hill fault, the Potero Creek fault, the Soboba fault, and other unnamed faults. (GP DEIR, p. 5.7-39). Specifically, the San Jacinto fault runs through the Project site. (GP DEIR, p. 5.7-39). Rupture of any of this fault could cause seismic ground shaking. As a result, development of the Project may expose people or structures to potential adverse effects associated with a seismic event, including rupture of a known earthquake fault, strong ground shaking and seismic-related ground failure.

Strong ground shaking can result in liquefaction. As noted in the GP EIR, most of the City is designated as having a moderate potential for liquefaction. (GP DEIR, p. 5.7-20). The northern area of the City, located along the alluvial fan, and the southeast and southwest corners of the City are delineated as having a high to very high potential for liquefaction (GP DEIR, p. 5.7-20).

As noted in the GP DEIR, the Alquist-Priolo fault zone runs two parallel tracks through the City; one fault runs through the western portion of the City, and one fault runs through the Sphere of Influence in the eastern portion of the Study Area. The western track of the Alquist-Priolo fault zone runs through or near the Project site (GP DEIR, p. 5.7-39). Thus, the Project may cause potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

4) **No Impact.** Seismically induced landslides are common occurrences during or soon after earthquakes. Landslide potential is influenced by physical factors, such as slope, soil, vegetation, and precipitation (GP DEIR, p. 5.7-20). Landslides require a slope, and can occur naturally from seismic activity, excessive saturation, and wildfires, or from human-made conditions such as construction disturbance and vegetation removal, etc. There are no earthquake-induced landslide seismic hazard zones mapped within the City. However, given the proximity of the mountains to the City the topography of the Project site is relatively flat. (GP DEIR, p. 5.7-20). Since the Project site is flat, it is not susceptible to landslides. Thus, implementation of the Project is not anticipated to directly, or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, **no impacts** are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.

5) **Less Than Significant**. The Project site is characterized as generally flat. Development of the Project site would result in the development of vacant and underutilized parcels. Construction would include the grading, moving, and compaction of soils at the site, followed by building construction. Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. As such, construction activities have the potential to result in soil erosion or the loss of topsoil.

One of the major effects of erosion is sedimentation in receiving waters. However, erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge (GP EIR, p. 5.7-23). The NPDES permit requires implementation of nonpoint source control of stormwater runoff through the application of a number of Best Management Practices (BMPs). BMPs are required to reduce the amount of constituents, including eroded sediment, which enter streams and other water bodies to the maximum extent practicable. A Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, must describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff.

Additionally, sites greater than one acre in size are subject to the provisions of the General Construction Activity Stormwater Permit adopted by the State Water Resources Control Board

(SWRCB). Developers must submit a Notice of Intent (NOI) to the SWRCB for coverage under the Statewide General Construction Activity Stormwater Permit and must comply with all applicable requirements, including the preparation of a SWPPP, applicable NDPES Regulations, and BMPs. The SWPPP must describe the site, the facility, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction sites before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. Because the site is over one acre in size, the Project will be required to comply with all applicable requirements of the General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NDPES Regulations, and BMPs.

All construction activities would also be required to comply with Chapter 33 of the CBC, which regulates excavation activities and the construction of foundations and retaining walls, grading activities, including drainage and erosion control. Likewise, the City performs stormwater monitoring and enforcement activities. In the developed condition, the addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because less exposed soils would exist at the sites. Additionally, all development activity must comply with Municipal Codes 15.30-Dust Control, 15.04 - Construction Codes, and 16.85-Grading Improvements which requires implementation of measures designed to minimize soil erosion (MC); all of which help to contain dust, materials, and soils within the Project site. Thus, through compliance with state and federal requirements as well as Municipal Code Chapters 15.04, 15.30, and 16.85, the Project would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be **less than significant** so this topic will not be further analyzed and addressed in the forthcoming EIR.

6) **Potentially Significant Impact**. As noted in the GP EIR, the City includes geologic units and has soil conditions that could be unstable resulting in the potential for landslide, lateral spreading, subsidence, liquefaction, or collapse. Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Seismic ground subsidence (not related to liquefaction induced settlements) occurs when strong earthquake shaking results in the densification of loose to medium density sandy soils above groundwater. The greatest potential for lateral spreading in the City is in the hilly terrain to the northeast. Furthermore, a large majority of the City of San Jacinto is within a subsidence zone and has had documented subsidence. As noted above, while the Project site is not located in an area with high landslide susceptibility, most of the City is designated as having a moderate potential for liquefaction, including the Project site (GP EIR, p. 5.7-41, 5.7-47). Thus, the Project may 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 off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the Project may result in a **potentially significant impact** so this topic will be analyzed and addressed in the forthcoming EIR.

7) **Potentially Significant Impact**. Expansive soil properties can cause substantial damage to building foundations, piles, pavements, underground utilities, and/or other improvements. Structural damage, such as warping and cracking of improvements, and rupture of underground utility lines, may occur if the expansive potential of soils is not considered during the design and construction of all improvements. Like most of the City, the Project site has low expansive soils (GP DEIR, p. 5.7-45). However, as required by the CBSC and the GP, a site-specific geotechnical investigation would identify the potential for damage related to expansive soils and non-uniformly compacted fill and engineered fill. Thus, because a site-specific geotechnical investigation is forthcoming, the Project may be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

8) **No impact.** The Project site will connect to the existing sewer system and will not require the use of septic tanks. Thus, the Project does not have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater because this is not applicable to the Project. Therefore, **no impacts** are anticipated so this topic will not be further analyzed and addressed in the forthcoming EIR.

9) **Less Than Significant Impact with Mitigation**. A *Revised Paleontological Technical Memorandum* dated October 9, 2023, was prepared by Applied Earthworks (AE-A) and is included as Appendix A of this IS. To assess the paleontological sensitivity of geologic units exposed at the ground surface and those likely to occur in the subsurface of the Project area, published geologic maps and paleontological literature were reviewed and museum records searches were conducted. For the records searches, the Natural History Museum of Los Angeles County (NHMLAC) and the Western Science Center (WSC) in Hemet were obtained to conduct a search of fossil localities recorded in their collections. To augment these results, searches of the online Paleobiology Database (PBDB) and the University of California Museum of Paleontology (UCMP) were also conducted (AE-A, p. 5).

   According to the County's paleontological sensitivity map, the Project area is mapped in an area with High B Sensitivity (AE-A, p. 8). Geologic units are considered to have a High Potential for paleontological resources if they are known to include significant fossils anywhere in their extent, even if outside the Project area (AE-A, p. 4). The County's High B Sensitivity is based on the occurrence of fossils at or below 4 feet below ground surface (bgs), which may be impacted during construction activities. The review of geologic maps, paleontological literature, geotechnical investigations for the Project, and the records search results support the County's High B ranking for the Project area (AE-A, p. 4).

   Previous investigations indicate extensive artificial fill and a layer of topsoil up to 2 feet thick is present throughout the Project area. Below the topsoil, the alluvial deposits range from late Pleistocene- to Holocene-age. The youngest deposits directly underlying the topsoil are likely too young to form fossils, while older deposits in the subsurface could potentially preserve them. Furthermore, the deposits west of the Casa Loma Fault, (i.e., the southwest half of the Project area) range from late Pleistocene to early Holocene age. These deposits may have greater potential to yield significant paleontological resources than comparatively younger deposits in the northeast half of the Project area (AE-A, p. 8).

   As the maximum proposed depth of Project-related ground-disturbing activities (75 feet bgs) will exceed 4 feet bgs, there is potential for impact to paleontological resources, if present, and the likelihood increases with depth. Although the record searches did not identify any paleontological resources within the Project site, including offsite footprint, because portions of the Project site and surrounding area is considered to have a high paleontological sensitivity, all Project construction-related ground-disturbing activities have the potential to destroy a unique paleontological resource or site unless mitigation is incorporated. Implementation of mitigation measure **MM GEO-1,** which requires construction crews to receive Paleontological Worker Environmental Awareness Program (WEAP) training, and mitigation measure **MM GEO-2**, which requires preparation of a paleontological resources monitoring plan, will reduce potential Project-related impacts to unique paleontological resources and/or sites.

   Thus, with implementation of mitigation measures MM GEO-1 and MM GEO-2, the Project would not directly, or indirectly, destroy a unique paleontological resource or site or unique geologic feature. Therefore, impacts will be **less than significant with incorporation of mitigation** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures

MM GEO-1 **Paleontological Resources Workers Environmental Awareness Program (WEAP).** To educate construction crews about the types of paleontological resources that may be encountered at the Project, prior to the start of the construction the Project Applicant shall retain a professional paleontologist (the "Project Paleontologist") to prepare a Paleontological Resources Workers Environmental Awareness Program (WEAP). The Paleontological Resources WEAP shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the area, the role of the paleontological monitor, outline steps to follow in the event that a fossil discovery is made and provide contact information for the Project Paleontologist. The Project Paleontologist or designee(s) shall present the Paleontological Resources WEAP to the construction contractor and each of the construction crews working on the Project during a preconstruction meeting. The Paleontological Resources WEAP shall be taped and presented to any construction crew members who were not present at the preconstruction meeting during which it was initially presented prior to such crew members working on the Project. This training may be conducted concurrent with other preconstruction training (e.g., biological resources, safety).

MM GEO-2 **Paleontological Mitigation Monitoring.** Prior to the commencement of ground-disturbing activities, the Project Paleontologist (retained under MM GEO-1) shall prepare and implement a Paleontological Resources Mitigation Monitoring Plan (PRMMP) for the Project. The PRMMP shall describe the monitoring required during excavations, and the location of areas deemed to have a high paleontological resource potential. Paleontological Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. The PRIMP will address the collection and processing (e.g., wet- or dry-screening) of sediment samples to analyze for presence/absence of microvertebrates and other small fossils. In addition to monitoring and sampling procedures, the PRIMP also will provide details about fossil collection, analysis, and preparation for permanent curation at an approved repository, such as the WSC. Lastly, the PRIMP will describe the different reporting standards to be used for monitoring with negative findings versus monitoring resulting in fossil discoveries.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
H. GREENHOUSE GAS EMISSIONS Would the project:				
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
2) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Source(s): Project Description

Analysis of Project Effect and Determination of Significance

1) **Potentially significant impact**. Implementation of the Project would allow for a variety of Industrial and Public uses which may have the potential to generate greenhouse gas (GHG) emissions above SCAQMD thresholds during construction and operational activities, including manufacturing and cold storage warehouse uses. Thus, the Project may have the potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, the Project may result in **potentially significant impacts** so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **Potentially significant impact**. As discussed in *Threshold H.1* above, the Project may have the potential to increase GHG emissions to levels that may impact the environment. Thus, the proposed Project may have the potential to conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, the Project may result in **potentially significant impacts** so this topic will be further analyzed and addressed in the forthcoming EIR.

Mitigation Measures

To be determined in forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
2) 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?	☐	☒	☐	☐
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
4) 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?	☐	☐	☒	☐
5) 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 excess noise for people residing or working in the project area?	☐	☐	☐	☒
6) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
7) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Source(s): GP DEIR; ROUX-A; ROUX-B; ROUX-C

Analysis of Project Effect and Determination of Significance

1) **Less Than Significant Impact.** The routine transport, use, and disposal of hazardous materials can result in potential hazards to the public through accidental release. Such hazards are typically associated with certain types of land uses, such as chemical manufacturing facilities, industrial processes, waste disposal, and storage and distribution facilities.

   Construction

   Construction of the Project site would involve the transport of fuels, lubricants, and various other liquids for operation of construction equipment. These materials would be transported to the Project site by equipment service trucks. In addition, workers would commute to the Project via private vehicles and would operate construction vehicles and equipment on public streets. Hence, the potential exists for direct impacts to human health and the environment from accidental spills of hazardous materials during Project construction through the transport, use, and disposal of construction-related hazardous materials such as fuels, lubricants, and solvents. However, several federal and state agencies prescribe strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the United States DOT Office of Hazardous Materials Safety in accordance with Title 49 Part 171-180 of the CFR. Title 49 Part 171-180 regulates the safe

transportation of hazardous materials and requires appropriate documentation for all hazardous waste that is transported. OSHA protects workers from being killed or seriously harmed at work: specifically, 29 CFR §§1910 and 1926 address the handling of toxic materials. Cal OSHA, under 8 CCR §§337-340, specifies requirements for employee training, availability of safety equipment, accident prevention programs, and hazardous substance exposure warnings. Management of Hazardous Waste, under CCR Title 22 Division 4.5, establishes permits for the storage and disposal of hazardous material that cannot be disposed of in landfills. The California Hazardous Waste Control Law, under Chapter 6.95 of the Health and Safety Code, describes strict regulations for the safe transportation and storage of hazardous materials. Compliance with all applicable laws and regulations will reduce potential impacts associated with routine transport, use, or disposal of hazardous materials.

The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. Further, it is possible that licensed vendors may bring some hazardous materials to and from the Project site as a result of the proposed Project. However, appropriate documentation for all hazardous waste that is transported in connection with specific Project-site activities would be provided as required for compliance with existing hazardous materials regulations codified in Titles 8, 22, and 26 of the CCR, and their enabling legislation set forth in Chapter 6.95 of the CHSC. In addition, future users would be required to comply with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to the United States Department of Transportation (DOT) Office of Hazardous Materials Safety Title 49 of the CFR, and implemented by Title 13 of the CCR which prescribes strict regulations for the safe transportation of hazardous materials. Compliance with the applicable federal and state laws related to the transportation of hazardous materials would reduce the likelihood and severity of accidents during transit. Hence, due to compliance with required regulations, the Project would result in less than significant impacts during construction.

Operation

The proposed future Project would be required to comply with all applicable federal and state laws related to the transportation, use, storage and response to upsets or accidents that may involve hazardous materials, it will not create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials.

Further, development within the site is subject to regulation and monitoring by the Department of Environmental Health of the Riverside County Community Health Agency as part of the requirements of the California Environmental Protection Agency (EPA) (GP DEIR, p. 5.9-23) so the Project would result in less than significant impacts during operation.

The Industrial Support Overlay would allow for industrial/business support services, including but not limited to gas stations. If a gas station use was proposed in the future, it would be subject to routine inspection by federal, state, and local regulatory agencies with jurisdiction over fuel-dispensing facilities. The applicant would also be required to comply with applicable provisions of Title 49 CFR Parts 100–185 and all amendments through December 9, 2005 (Hazardous Materials Regulations). Hazardous materials must be stored in designated areas designed to prevent accidental release to the environment (CFR 2019). California Building Code requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire or physical hazard, or health hazards (California Building Standards Commission [CBSC] 2016a, b). Additional applicable standards include the California Environmental Protection Agency's Aboveground Petroleum Storage Act, Cal/OSHA operational requirements, California Health and Safety Code Section 25270 regarding aboveground storage tanks (CHSC 2014). Compliance with all applicable federal and state laws related to the storage of hazardous materials would be required to maximize containment and provide for prompt and effective cleanup, if an accidental release occurs.

Thus, through compliance with all applicable federal, state, regional and local laws, the Project will not result in a significant hazard to the public or the environment through the routine transport, use,

or disposal of hazardous material. Therefore, impacts would be **less than significant** so no further evaluation of this topic is required in the forthcoming EIR.

2) **Less Than Significant Impact With Mitigation.** Two *Phase I Environmental Site Assessments* (*ESAs*) were for the Project site, as well as one *Phase II ESA;* all conducted by Roux Associates, Inc. All *ESAs* were conducted in general accordance with the American Society for Testing Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13) in an effort to identify the presence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historic recognized environmental conditions (HRECs) with respect to the Site as defined in ASTM E1527-13.

A *Phase I ESA* dated October 25, 2021, for (ROUX-A) was prepared the property located at west of North Sanderson Avenue encompassing assessor parcel numbers (APNs) 432-030-006, 432-030-010, and 432-030-011; hereinafter referred to as Property – A. A *Phase II ESA* dated October 27, 2021 (ROUX-B) was subsequently prepared for Property – A focusing on the recognized environmental conditions (RECs) identified by the *Phase I ESA*. A *Phase I ESA* dated August 30, 2023 (ROUX-C) was prepared for an approximately 38-acre Project parcel encompassing APN 432-030-012, located on the west side of North Sanderson Avenue; hereinafter referred to as Property – B. All *ESA's* are included as Appendix B of this Initial Study.

Property – A
On August 3, 2021, the Project site was visually assessed during the site reconnaissance for potential RECs, including, but not limited to, potential underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyl (PCB)-containing equipment, hazardous materials storage or handling areas, containerized or bulk wastes, and visual indications of impacted soil. A records review was also performed in an effort to identify RECs in connection with the Project site. This records review addressed both the Project site and surrounding properties. Commercially available records associated with the Project site and nearby properties were reviewed to assess potential concerns associated with the migration of hazardous substances. The records review also included reasonably ascertainable historical data, which can be helpful in identifying the past uses of the Project site and surrounding areas, as it may relate to the environmental condition of the Project site. (ROUX-A)

Topographic maps reviewed depict at least four groundwater wells located throughout the Project site. A total of three wells, including one domestic production well and two irrigation wells, were observed on-site. Only one of the three wells noted during the previous 2002 Phase I ESA match a known well depicted in topographic maps. Two of the irrigation groundwater wells noted during the 2002 Phase I ESA were located during the site reconnaissance. (ROUX-A).

Four known active groundwater elevation observation wells owned by Eastern Municipal Water District (EMWD) are located onsite. These wells are read each spring and fall with most the recent occurring in April 2023. (DWR). There is also a water quality well located along the Project's southern border that has likely been capped since the last reading was in 1963. Additionally, a private well was installed by the Westra Family Trust in 1998 and is located just south of the former residence. However, any known and discovered wells will be abandoned and decommissioned in accordance with SARWQCB and Riverside County Department of Environmental Health protocols.

Interviews and/or file reviews with various government agencies and other parties with knowledge of the Project site and surrounding properties were performed in an effort to identify current and past uses of the Project site and surrounding areas. The following RECs were identified in connection with the current and historical operations at the Project site or adjacent properties (ROUX-A):

- **REC 1 – Former Heifer Farm.** A southeastern portion of the Project site, totaling approximately 20 acres in size, was formerly developed as a heifer raising farm from at

least 1978 through 2002. The former heifer farm operations represent a REC due to the possible presence of methane from manure. (ROUX-A)

- **REC 2 – Petroleum-Stained Soil.** During a reconnaissance of the Project site conducted in 2002, petroleum-stained soil was observed beneath a diesel AST located northwest of the reservoir (pond), near the irrigation groundwater well located southwest of the reservoir, and on the floor of the equipment shed, beneath three oil-containing 55-gallon drums. Based on the storage of hazardous substances and petroleum products in uncovered ground areas and evidence of a release, the former chemical storage identified above represents a REC. (ROUX-A)

- **REC 3 – Pond**. The Project site is equipped with a pond located on the southwestern corner. According to aerial photographs, the pond was added between 1978 and 1985 and was likely used as part of the heifer ranch operations. According to a 2009 Environmental Impact Report (EIR), the reservoir contained reclaimed water from the neighboring San Jacinto Valley Regional Water Reclamation Facility related to irrigation for sod farming activities on-site. It is unknown whether the pond also historically received wastewater from the on-site ranch operations, was used for agricultural irrigation, or stored water treated with larvicide/repellant for mosquito control. The pond appeared unlined, allowing water to infiltrate the ground and recharge the aquifer. Based on the historical agricultural use of the Site, the on-site pond represents a REC. (ROUX-A)

- **REC 4 – Former Agricultural Applied Pesticide Area.** Based on a review of historical sources, a portion of the Project site was developed for agricultural use (row crops) as early as 1949 with increased agricultural development noted from at least 1978 to 2016. No indications of former row crops were observed on the Site. According to the EIR, a portion of the Project site was developed as a sod farm from 1997 through at least 2002. Any residual pesticide, herbicide, or fertilizer residue in Project site soils associated with sod farming was not identified as an environmental concern based on the removal of shallow soils during sod harvest. Agricultural production prior to 1997 at the Project site is not currently known. However, it is likely that agricultural chemicals, such as pesticides, herbicides, and fertilizers, were used on-site historically, and the potential for impacts from agricultural chemicals to on-site soils is considered a REC. (ROUX-A)

The following HRECs in connection with the current and historical operations at the Site or adjacent properties were also identified:

- **HREC 5 – Historical Underground Storage Tanks.** Westra Dairy Farm, formerly located on-site at 870 Sanderson Avenue, was identified as having a closed Leaking Underground Storage Tank (LUST) file. According to closure documents, the former on-site dairy farm (or heifer ranch) had two 1,000-gallon gasoline USTs and one 10,000-gallon gasoline UST located south of a former workshop building in the southern portion of the site. All three USTs were removed from the site in December 1999 under direction of the County of Riverside. The tank area was over-excavated and approximately 120 tons of contaminated soil were removed and transported for off-site disposal. In October 2000, a soil investigation identified total petroleum hydrocarbon (TPH) and VOC impacts below the former tanks to a depth of 35 feet below ground surface (bgs). In May 2001, a vapor extraction well was subsequently installed in the vicinity of the former tanks and a mobile soil vapor extraction system was used to extract and treat soil vapor. Soil samples do not appear to have been collected following the vapor extraction test. It is unknown if the SVE system operated outside of the 7-hour vapor extraction test as part of remediation for the impacted soils. A “No Further Action” letter was issued by the Santa Ana Regional Water Quality Control Board (SA-RWQCB) to the Westra Family Trust on December 26, 2001. The closure letter recommended that correction action should be reviewed if land use changes. According to the “No Further Action” letter, data from this investigation indicates that the residual petroleum hydrocarbons in soil are limited to an area with a 15-foot radius

between 15 and 20 feet bgs and did not indicate a significant presence or source of petroleum hydrocarbons in the soil. Although a closure document was issued by the SA-RWQCB in 2001, the remaining petroleum hydrocarbon-impacted soil in the former LUST area is considered a HREC. (ROUX-A). Because the Project would change the proposed land use for this property from agricultural to industrial, mitigation measure **MM HAZ-1**, which would allow SA-RWQCB an opportunity to review the corrective action, is included.

No known or suspected CRECs in connection with the current and historical operations at the Project site or adjacent properties were identified. (ROUX-A).

The *Phase II ESA* focused on addressing RECs 1-4 identified as part of the *Phase I ESA* for Property - A (ROUX-B). The *Phase II ESA* sought to determine if any of the following were present as a result of RECs 1-4:

- Potential pesticide impacts to shallow soils from former agricultural (row crop) uses;
- Potential VOC, metals, pesticides, total petroleum hydrocarbon (TPH), and/or methane impacts from former on-Site heifer raising farm uses, including multiple livestock corrals and an unlined pond; and
- Potential petroleum impacts from former on-Site aboveground storage tanks (ASTs).

Methodology
On September 1 and 2, 2021, a total of 184 soil samples were collected from 46 quadrants across the Project site at depths of 0.5 feet bgs. Soil sampling locations were evenly distributed in a grid pattern across each quadrant. (ROUX-B)

On September 7, 2021, 10 soil borings (SV-1 through SV-10) were advanced. The sampling locations for this investigation targeted the former USTs. Borings SV-1 and SV-2 were drilled at a depth of 20 feet bgs. Borings SV-3 through SV-10 were advanced to a depth of 5.5 feet bgs. (ROUX-B)

Based on the laboratory results for samples collected on September 7, 2021, additional soil samples were collected on October 8, 2021, by advancing and additional seven borings at the Project site. Two borings, SV-1A and SV-3A, were placed near the original SV-1 and SV-3 locations, respectively. Five additional borings (SV-11 through SV-15) were placed in the proximity of the former residential/agricultural structures on-site. All borings were pre-cleared to a depth of 5 feet bgs using a hand auger to check for utilities and subsequently drilled to a depth of 25 feet bgs using a direct push drilling rig. (ROUX-B)

During boring advancement, soil samples were collected from borings SV-1 and SV-2 at depths of 5, 10, 15, and 20 feet bgs; from borings SV-3 and SV-4 at 5 feet bgs; and from borings SV-5 at 0.5 and 5 feet bgs. The soil samples collected at 0.5 feet bgs from borings SV-5 as well as all soil samples collected at 5 feet bgs from borings SV-1 through SV-5 were collected directly from the hand auger bucket. The soil samples collected at depths of 10, 15, and 20 feet bgs from borings SV-1 and SV-2 were collected from acetate sleeves. (ROUX-B)

On September 7, 2021, following advancement of borings SV-1 through SV-10, temporary soil vapor probes were installed. Dual-nested soil vapor probes were installed at depths of 5 feet bgs and 15 feet bgs at locations SV-1 and SV-2. Soil vapor probes were installed at 5 feet bgs at SV-3 through SV-10. On October 8, 2021, following advancement of borings SV-1A, SV-3A, and SV-11 through SV-15, temporary soil vapor probes were installed. One soil vapor probe was installed at a depth of 25 feet bgs at location SV-1A, one dual-nested soil vapor probe was installed at 15 and 25 feet bgs at location SV- 3A, and five triple-nested soil vapor probes at depths of 5, 15, and 25 feet bgs were installed at locations SV-11 through SV-15. (ROUX-B)

The soil vapor probes were constructed in general accordance with the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), Los Angeles Regional Water Quality Control Board (LARWQCB), and San Francisco Regional Water Quality Control Board

Advisory, Active Soil Gas Investigations (Soil Gas Advisory), dated July 2015. After the installation of each soil vapor probe, a minimum 48-hour equilibrium period was observed prior to sampling the five-foot probes and a minimum two-hour equilibrium period was observed prior to sampling 15-foot and 25-foot probes, per the Soil Gas Advisory. (ROUX-B)

On September 10, 2021, samples from the temporary soil vapor probes installed at SV-1 through SV-10 were collected. On October 11, 2021, samples from the temporary soil vapor probes installed at SV-1A, SV-3A, and SV-11 through SV-15 were collected. Prior to purging and sampling, a shut-in test was performed at each probe to confirm that the above-ground lines and valves were properly sealed. Upon successful completion of the shut-in test, three purge volumes of stagnant air were subsequently extracted from the soil vapor probe system at a flow rate of 200 milliliters per minute (mL/min). During purging and sampling, a leak check compound, 1,1-difluoroethane (1,1-DFA) or Isobutane, was applied adjacent to the sample train connections as a tracer gas to detect potential leaks in the sampling system. (ROUX-B)

After purging soil vapor probes SV-1 through SV-10, soil vapor samples using 1-liter summa canisters equipped with 200 mL/min flow controllers were collected. Following sample collection, soil vapor samples were transported under proper chain of custody to Enthalpy. (ROUX-B)

After purging soil vapor probes SV-1A, SV-3A, and SV-11 through SV-15, soil vapor samples were collected in laboratory-prepared glass syringes; and immediately analyzed on-site using a mobile laboratory. (ROUX-B)

In general, individual organochlorine pesticides (OCP) constituents were reported above laboratory method reporting limits (MRLs) in several borings. Detected concentrations were compared to the applicable May 2021 USEPA Regional Screening Level (RSL) for industrial soil and the June 2020 DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 Screening Level for industrial/commercial soil. The *Phase II ESA* concluded that no OCPs were detected above the commercial/industrial screening levels established by USEPA RSLs or DTSC HERO HHRA Note 3 SLs. (ROUX-B)

A total of 11 metals were detected above laboratory detection limits in at least one of the soil samples analyzed. Detected concentrations were compared to the applicable May 2021 USEPA RSL for industrial soil and the June 2020 DTSC HERO HHRA Note 3 Screening Level for industrial/commercial soil. Arsenic was detected at concentrations exceeding the regulatory screening levels, ranging from 1.0 to 9.3 milligrams per kilogram (mg/kg), which exceeds the DTSC Note 3 SL (0.36 mg/kg). However, arsenic concentrations were below the upper range of the Southern California Regional Background Arsenic Concentration in Soil (Determination of a Southern California Regional Background Arsenic Concentration in Soil, G., Bosan, W., and Outiz, D., DTSC) of 12 mg/kg. No metals were above background concentrations or the commercial/industrial screening levels established by USEPA RSLs or DTSC HERO HHRA Note 3 SLs. (ROUX-B)

TPH was not detected above laboratory reporting limits in carbon ranges C6-C44 in any of the samples analyzed. Two VOCs, methylene chloride and tert-butyl alcohol (TBA), were detected above laboratory reporting limits in at least one soil sample. VOCs were not detected above either the applicable USEPA RSL for industrial soil or the DTSC SL for commercial/industrial soil. (ROUX-B)

Trichloroethene (TCE) was detected at concentrations that exceeded applicable conservative USEPA RSL at two locations. However, all detections of TCE were below the applicable DTSC SL. Additional soil vapor sampling, focused in the area of the former residential/agricultural structures, did not yield detectable concentrations of TCE above laboratory reporting limits. Because no sources were identified on-site and the TCE concentrations were generally low, no mitigation or remediation will be required. All other VOCs were below the DTSC's Commercial/Industrial Soil

Vapor SL or USEPA's Industrial Soil Vapor RSL. Finally, methane concentrations detected at the Site do not present a potential concern for the Site. (ROUX-B).

Based on the results of the *Phase II ESA*, potential VOC, metals, pesticides, TPH, and/or methane impacts as a result of the former on-site heifer raising farm uses, including multiple livestock corrals and an unlined pond; do not present a potential concern for the site. Accordingly, REC 1 (Former Heifer Farm) and REC 3 (Pond) do not create any significant impacts. Additionally, TPH was not detected above laboratory reporting limits in carbon ranges C6-C44 in any of the samples analyzed. Thus, Rec 2 (Petroleum Stained Soil) does not present a potential concern. Finally, no OCPs were detected above the commercial/industrial screening levels established by USEPA RSLs or DTSC Human and Ecological Risk Office (HERO) Health Risk Assessment (HHRA) Note 3 Screening Levels. Accordingly, REC 4 (Former Agricultural Applied Pesticide Area) does not create any significant impacts.
Accordingly, based on the results of the *Phase II ESA*, the RECs identified in the *Phase I ESA* have been analyzed and no potential concerns were identified. (ROUX-B)

Property – B
On July 28, 2023, Property – B was visually assessed during the site reconnaissance for potential RECs, CRECs, and HRECs. A records review was also performed in an effort to identify RECs in connection with the site. This records review addressed Property – B and surrounding properties. Commercially available records associated with the site were reviewed and nearby properties to assess potential concerns associated with the migration of hazardous substances. The records review also included reasonably ascertainable historical data, which can be helpful in identifying the past uses of the property and surrounding areas, as it may relate to the environmental condition of the property. (ROUX-C)

Interviews and/or file reviews with various government agencies and other parties with knowledge of the site and surrounding properties were performed in an effort to identify current and past uses of the site and surrounding areas, as they may relate to the environmental condition of the property. Based on the information obtained through the performance of this *Phase I ESA*, the following REC was identified in connection with the current and historical operations at the Subject Property or adjoining properties (ROUX-C):

- **REC 1 - Former Agricultural Applied Pesticide Area**. Based on a review of historical sources, the Subject Property was developed for agricultural use (row crops and feed crops) as early as 1949, with increased agricultural development noted from at least 1978 to 2016. During the site reconnaissance, row crops were observed on the Subject Property. Agricultural production history at the Subject Property is not currently known. Based on the long term agricultural use, it is likely that agricultural chemicals, such as pesticides, herbicides, and fertilizers, have been used on-site, and the potential for impacts from agricultural chemicals to on-site soils is considered a REC. (ROUX-C)

No known or suspected CRECs or HRECs were identified at the property. (ROUX-C)

Conclusion
Based on the results of the *2021 Phase I ESA, 2021 Phase II ESA,* and the *2023 Phase I ESA*, no conditions exist on the Project site that present a threat to human health or the environment. As the proposed Project does not propose any residential usage, no impacts related to REC-1 on Property – A are anticipated.

With implementation of mitigation measure **MM HAZ-1** and adherence to existing laws and regulations, the Project would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts would be **less than significant** so no further evaluation of this topic is required in the forthcoming EIR.

3) **No Impact.** There are no existing or proposed schools within a one-quarter-mile radius of the proposed Project site. The closest existing school to the Project site is Megan Cope Elementary School which is about 2.4 miles away. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school because there are no existing or proposed schools within one-quarter-mile of the proposed Project site. Therefore, **no impacts** are anticipated so this topic will not be further analyzed or addressed in the forthcoming EIR.

4) **Less Than Significant Impact.** The Project site is not listed on the reviewed databases dealing with hazardous material/waste generation, storage, and disposal (ROUX-A, ROUX-B). Further, the Project site has not been listed as a cleanup site by agencies such as the United States Environmental Protection Agency (USEPA), Department of Toxic Substance Control (DTSC), or the Regional Water Quality Control Board (RWQCB). The EDR report databases were cross checked with Geotracker, a publicly available online resource for properties under environmental review. The site was not listed on the Geotracker database. Properties in the nearby vicinity of the subject site were listed on databases searched in the EDR report. Based on the database reviews, no evidence of recognized environmental conditions in relation to the Project site were identified. Thus, the Project is not 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. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed evaluation in the forthcoming EIR.

5) **No Impact.** There are no airports located within the City. The closest airport is the Hemet-Ryan Airport which is located approximately seven miles south of the City. Further, the City is not located within any Airport Influence Area (GP DEIR, p. 5.9-34). Thus, the Project is not within two miles of a public airport or public use airport so would the project result in a safety hazard or excess noise for people residing or working in the project area. Therefore, **no impacts** are anticipated so this topic will not be further analyzed or addressed in the forthcoming EIR.

6) **Less Than Significant Impact**. The GP includes policies which seek to ensure adequate fire protection and emergency services to all parts of the City, including new development areas. (GP DEIR, p. 5.15-16). Per GP Policy PS 5.7, the City will work with Riverside County Sheriff's Department (RCSD) to maintain, update, and regularly exercise emergency access routes within the City. These routes are also to be assessed for their effectiveness under different emergency scenarios (GP DEIR, p. 5.9-16). The Project site will be required to comply with all emergency routes designated by RCSD. Thus, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

7) **Less Than Significant Impact**. The Project site is not located within a fire hazard zone, State Responsibility Area, or Local Responsibility Area (GP, p. PS-27). Thus, the Project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures

MM HAZ-1 **Review by Santa Ana Regional Water Quality Control Board.** Prior to grading, the Santa Ana Regional Water Quality Control Board and Department of Health Services shall be notified of potential site reuse in accordance with the December 26, 2001, "no further action" letter provided for the remediated leaking underground storage tanks. These agencies may require additional processing or testing depending on the ultimate reuse of the specific area contaminated. In order to ensure that regulatory compliance has been met, on-site soils shall be tested prior to grading to determine the presence of contaminants. Testing results will help determine if permissible levels of contaminants have

been exceeded. If levels have been exceeded, impacted soils shall be remediated in accordance with Riverside County Department of Health Service protocol.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
J. HYDROLOGY AND WATER QUALITY Would the project:				
1) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
2) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
3) 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 which would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
4) 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 which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☒	☐	☐	☐
5) 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 which would 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?	☒	☐	☐	☐
6) 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 which would impede or redirect flood flows?	☒	☐	☐	☐
7) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☒	☐	☐	☐
8) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

Source(s): GP DEIR; USGS

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** Grading, excavation, removal of vegetation cover, and loading activities associated with future construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion impacts that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas. In compliance with NPDES Permit regulations, the State of California requires that any construction activity disturbing one acre or more of soil comply with the Construction General Permit. The permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion-control and sediment-control BMPs that would meet or exceed

measures required by the Construction General Permit to control stormwater quality degradation due to potential construction-related pollutants. (GP DEIR, p. 5.10-16).

Pursuant to the Riverside County MS4 NPDES Permit and SJDC Section 17.600.100, qualifying new development and redevelopment projects are required by the City to prepare a WQMP or similar demonstration of post-construction BMPs to mitigate downstream impacts to flooding and water quality. Prior to issuance of any grading permits for any development project within the City, a WQMP would be submitted for review and approval to the City of San Jacinto (GP DEIR, p. 5.10-17). A preliminary WQMP would be submitted as part of the entitlement process for development projects; the preliminary WQMP would outline the required quantities of storm water required to be treated and the appropriate treatment methods. A final WQMP would be submitted to the City as part of final construction documents to identify the BMPs for the project. BMPs identified in the WQMP would be required to address site design, source controls, and treatment controls. (GP DEIR, p. 5.10-17). Projects not requiring a WQMP would be required to implement all of the minimum BMPs approved by the City. All new development and redevelopment projects must also be consistent with the Santa Ana River Region DAMP and would also be required to fulfill any conditions and requirements established by the City Engineer which are related to the reduction or elimination of pollutants in stormwater and urban runoff from the project site. (GP DEIR, p. 5.10-17).

Waters that are listed under Section 303(d) of the CWA are known as “impaired.” The City does not contain any Clean Water Act Section 303(d)-listed water bodies. (GP DEIR, p. 5.10-17). However, development of the Project site would increase the amount of impervious surface area at the site including parking areas, sidewalks, roadways, and rooftops. All sources of runoff may carry pollutants and therefore have the potential to degrade water quality to a level below water quality standards or waste discharge requirements. As such, because the proposed Project would increase the amount of impervious surfaces at the site, the Project may potentially violate water quality standards, waste discharge requirements, or otherwise substantially degrade surface or ground water quality. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **Potentially Significant Impact.** The City is underlain by the San Jacinto Groundwater Basin of the San Jacinto River Watershed. Groundwater Basin resources in the San Jacinto River Watershed have been delineated into four separate groundwater sub-basins or groundwater management zones, of which the City is within the Hemet/San Jacinto Groundwater Management Area. The San Jacinto River recharges the groundwater basin in the area southeast of the City of San Jacinto (GP DEIR, p. 5.10-20).

   The City produces groundwater from the San Jacinto Basin within an area referred to as the “Management Area.” The San Jacinto Basin Judgment estimates the groundwater safe yield of the Management Area to be approximately 45,000 AF per year. The City of San Jacinto’s Base Production Rights are currently 3,004 AF per year (GP DEIR, p. 5.10-20).

   Natural recharge to the San Jacinto Basin is primarily from percolation of flow in the San Jacinto River and its tributary stream and from infiltration of rainfall on the valley floor. The primary recharge area for the confined aquifers is found where the San Jacinto River and Bautista Creek enter the San Jacinto Valley. Percolation of water stored in Lake Perris has been an additional source of recharge since construction of the lake in the 1970s. Groundwater levels within the San Jacinto Basin have remained relatively stable in the Lakeview, San Jacinto Lower Pressure, Menifee, and Hemet South Management Zones. In the Perris North and South Management Zones, groundwater levels have risen within the past five years. Pursuant to California Department of Water Resources Bulletin 118, the total groundwater storage capacity of the San Jacinto Basin is estimated to be about 3,070,000 AF. In 1975, the calculated amount of groundwater in storage was 2,700,000 AF (GP DEIR, p. 5.10-20).

Implementation of the proposed Project would increase the amount of impervious surfaces within the EMWD's service area and may have the potential to impact the amount of water which percolates back into the local groundwater basin. The Project site encompasses approximately 500 acres of new impervious surfaces, where there currently exists only undeveloped land. Thus, the Project may substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

3) **Potentially Significant Impact.** There are no streams or rivers currently mapped within the Project site (USGS). As such, the Project would not alter an existing stream or river. However, implementation of the proposed Project would introduce impervious surfaces throughout the Project site which may generate more onsite runoff that moves faster than the existing condition which may result in erosion on or offsite if erosive surfaces are present. During construction, if erosive surfaces are present, and the Project is greater than one acre, the Project would be required to comply with the Construction General Permit (CGP) and implement an effective SWPPP for the control and minimization of non-stormwater runoff that could adversely affect downstream waterbodies. A Drainage Study will be needed to determine the site's existing hydrologic conditions and determine capacity of existing drainage facilities. Post construction, the Project would be required to provide a Preliminary Project-Specific Water Quality Management Plan (WQMP) to identify how water will be treated prior to leaving the site or entering any storm drain facilities. Thus, the proposed Project may 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 which may potentially result in substantial erosion or siltation on or offsite. Therefore, impacts may be **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

4) **Potentially Significant Impact.** There are no streams or rivers currently mapped within the Project site (USGS). As such, the Project would not alter an existing stream or river. However, implementation of the proposed Project would introduce impervious surfaces throughout the Project site which may generate more onsite runoff that moves faster than the existing condition which may result in on or offsite flooding. A Preliminary Drainage Study would be needed to determine the site's existing hydrologic conditions and determine the capacity of existing drainage facilities. Thus, the proposed Project may 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 which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. Therefore, impacts may be **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

5) **Potentially Significant Impact.** There are no streams or rivers currently mapped within the Project site (USGS). As such, the Project would not alter an existing stream or river. However, the Project will have the potential to introduce pollutants during and after construction. Pursuant to the CGP, the Project would be required to implement an effective SWPPP for the control and minimization of non-stormwater runoff that could adversely affect downstream waterbodies during construction. Construction of the Project is not expected to be significantly different or unique than a typical construction site. As such, standard Best Management Practices (BMPs), such as gravel bags, silt fencing, and fiber rolls, are anticipated to be adequate for the Project. Post construction, implementation of the proposed Project would also introduce impervious surfaces throughout the Project site which may generate more onsite runoff that moves faster than the existing condition. A Drainage Study and project-specific Preliminary WQMP would be required to determine the site's existing hydrologic conditions, capacity of existing drainage facilities, and how the Project will need to treat water prior to leaving the site. Thus, the proposed Project may 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 which may create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems

or provide substantial additional sources of polluted run. Therefore, impacts may be **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

6) **Potentially Significant Impact**. Portions of the Project site are designated by the Federal Emergency Management Agency (FEMA) as Zone X and Zone AE. FIRM Panel FM06065C1470G dated August 28, 2008, designates the southern portion of the site Zone X. Zone X depicts areas determined to be outside the 0.2 percent annual chance floodplain. FIRM Panel FM06065C1460H dated August 18, 2014, previously designated the northern portion of the site as Zone A which is considered to be a special flood hazard area subject to inundation by one percent annual chance flood (100-year flood). In areas designated Zone A, no base flood elevations have been determined. A Letter of Map Revision (LOMR) was recorded November 9, 2022, redesignating areas within this FIRM Panel to AE. The AE designation is also considered to have the space special flood hazard but the base elevation has been determined. Future development upstream may cause increased discharges which could cause increased flood hazards. Thus, the proposed Project may 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 which may impede or redirect flood flows. Therefore, impacts may be **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

7) **Potentially Significant Impact.** A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Because of the distance from the proposed project site to surrounding large water bodies and reservoirs, inundation due to seiche is unlikely (GP DEIR, p. 5.10-29 – 5.10-30).

   Tsunamis are a type of earthquake-induced flooding that is produced by large-scale sudden disturbances of the sea floor and can result in an increased wave height and a destructive wave surge into low-lying coastal areas. Because tsunamis occur in coastal areas and the project is located approximately 41 miles east of the Pacific Ocean, inundation due to tsunami is unlikely. Additionally, the Project site is located within the dam inundation area for both Lake Hemet and Diamond Valley Lake. However, the dams potentially affecting the Project site do not have a history of dam failure, and monitoring and mitigation of dam failure is constantly occurring at both the federal and State levels (GP DEIR, pp. 5.10-29, 5.10-47).

   As discussed in *Threshold J.6* above, portions of the Project site are designated by FEMA as Zone AE so may subject to increased discharges which could cause increased flood hazards. As such, the Project would not be exposed to the release of pollutants due to project inundation from tsunami or seiche. However, the Project site is located in an area which may be subject to flooding. Therefore, impacts may be **potentially significant** so this topic will be further analyzed and addressed in the forthcoming EIR.

8) **Potentially Significant Impact.** As mentioned in *Threshold J.1* above, the Project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts may be **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

Mitigation Measures
To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
K. LAND USE/PLANNING Would the project:				
1) Physically divide an established community?	☐	☐	☐	☒
2) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Source(s): GP EIR

Analysis of Project Effect and Determination of Significance

1) **No Impact.** The Project site has a General Plan Land Use designation and zoning designation of SP (Specific Plan – Villages of San Jacinto Specific Plan No. 01-04) and RM (Residential Medium) (GP DEIR, Figure 3-4). The Project applicant proposes to amend the General Plan land use designation and change the zoning designation to SP SJCCSP. The proposed Project site is underdeveloped, and the surrounding parcels consist of a mixture of vacant land, dairies, stables, and EMWD facilities. The Project proposes roadway improvements, but no roadways or structures that would physically divide the existing community. Thus, the Project would not physically divide an established community. Therefore, **no impacts** are anticipated so this topic will not be further analyzed or addressed in the forthcoming EIR.

2) **Potentially Significant Impact.** The City of San Jacinto GP identifies several policies that have been adopted for the purpose of avoiding or mitigating an environmental effect. The Project includes a General Plan Amendment and Change of Zone which could result in an inconsistency with one or more applicable policies. Thus, the Project may cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts are **potentially significant** so this topic will be further analyzed and addressed in the forthcoming EIR.

Mitigation Measures

To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
L. MINERAL RESOURCES Would the project:				
1) 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?	☐	☐	☒	☐
2) 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?	☐	☐	☒	☐

Source(s): GP DEIR

Analysis of Project Effect and Determination of Significance

1) **Less Than Significant Impact.** The City has no known or identified mineral resources of regional or Statewide importance. (GP DEIR, p. 5.12-3.) The GP DEIR notes that the entire City is designated as Mineral Resource Zone Three (MRZ-3), as defined by the California Department of Conservation. (GP DEIR, p. 5.12-1.) Thus, the proposed Project site is located within Mineral Resource Zone Three (MRZ-3). Within MRZ-3, available geologic information suggests that mineral deposits exist, or are likely to exist; however, the significance of the deposit cannot be evaluated. (GP DEIR, 5.12-1.) Due to the existing developments in proximity to the Project site, it is unlikely that a mining operation could feasibly function if significant resources were discovered in the future. Thus, the Project is not anticipated to 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. Therefore, **i**mpacts would be **less than significant** and no further evaluation of this topic is required in the forthcoming EIR.

2) **Less Than Significant Impact.** No sites within the City have been designated as locally-important mineral resource recovery sites on any local plan (GP DEIR, p. 5.12-3). Therefore, any impacts to the availability of a locally-important mineral resource recovery site would be **less than significant**. No further evaluation of this topic is required in the forthcoming EIR.

Mitigation Measures

No mitigation is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
M. NOISE Would the project result in:				
1) 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, noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
2) Generation of excessive ground-borne vibration or ground-borne noise levels?	☒	☐	☐	☐
3) 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?	☐	☐	☐	☒

Source(s): GP DEIR

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** Construction and operation of the proposed Project would introduce new noise sources to the Project vicinity. The Project may generate 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. Therefore, impacts would be **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

2) **Potentially Significant Impact**. During construction and operation activities, ground borne vibration may be experienced based on the equipment and methods employed. Thus, the Project may generate excessive groundborne vibration or groundborne noise levels. Therefore, impacts are **potentially significant**. This topic will be further analyzed and addressed in a forthcoming EIR.

3) **No Impact.** The City of San Jacinto is not located within any adopted airport land use plan, there are no private airstrips in the vicinity of the City, and there are no public airports located within two miles of the City. (GPEIR, p.5.13-47.) Therefore, the proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, no impacts are anticipated. Therefore, there would be **no impact** and no further evaluation of this topic is required in the forthcoming EIR.

Mitigation Measures

To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
N. POPULATION AND HOUSING Would the project:				
1) 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)?	☐	☐	☒	☐
2) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Source(s): DOF, SCAG

Analysis of Project Effect and Determination of Significance

1) **Less Than Significant Impact.** In 2022, the City's population was approximately 55,470 residents (DOF). The Southern California Association of Governments (SCAG) estimates that the population of San Jacinto is expected to increase to about 79,900 by the year 2040 (SCAG, p.3). However, the proposed Project does not involve construction of any new homes and would not contribute to a direct increase in the City's population. The proposed Project may indirectly contribute to population growth within the City by creating jobs both during construction and operation. However, it is anticipated that the majority of new jobs would be filled by workers who already reside in the Project vicinity and that the Project would not attract a substantial number of new residents to the City.

   Although the proposed Project would include infrastructure improvements, these would be constructed for the purposes of serving the proposed Project's needs and would not cause additional growth within the City of San Jacinto. The Project's proposal to amend the General Plan land use designation and change the zoning designation SP SJCC would not result in a substantial change in the number of people in the area. Thus, implementation of the proposed Project would not substantially introduce unplanned population growth in an area, either directly or indirectly. Thus, impacts to population growth within the City and Project vicinity would be **less than significant** and no further evaluation of this topic is required in the forthcoming EIR.

2) **No impact.** The Project site is currently underdeveloped and used for farming. Hence, no housing units would be displaced as a result of Project construction. Thus, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur and no further evaluation of this topic is required in the forthcoming EIR.

Mitigation Measures

No mitigation is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
O. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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 following public services:				
1) Fire Protection	☒	☐	☐	☐
2) Police Protection	☐	☐	☒	☐
3) Schools	☐	☐	☒	☐
4) Parks	☐	☐	☒	☐
5) Other Public Facilities	☐	☐	☒	☐

Source(s): GP; GP DEIR; SJDFS; USD

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of San Jacinto. (GP DEIR, p. 5.20-3.) The City's fire service is provided by two fire stations located within the City. RCFD Fire Station 78 (San Jacinto Station 78) located at 2450 Cottonwood Avenue, approximately 1.6 miles southeast from the Project site. RCFD Fire Station 25 (San Jacinto Station 25) located at 132 S. San Jacinto Avenue, approximately 3.7 miles southeast of the Project site. (GP DEIR, p. 5.20-3.) This site has previously been serviced by RCFD and will continue to receive services from RCFD. Future implementing developments will be required to pay development impact fees. (GP DEIR, p. 5.15-20.) The proposed Project is not expected to result in activities that create unusual or excessive fire protection. Future implementing development of the site may impact fire facilities or service ratios. Therefore, impacts are **potentially significant** so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **Less Than Significant Impact**. The City of San Jacinto contracts with the Riverside County Sheriff Department (RCSD) for law enforcement services. The City's police services contract consists of 39 personnel assigned to general law enforcement patrol services, a traffic enforcement team, a special enforcement team, investigations, and a police K9 unit. (GPEIR, pp. 5.15-3 – 5.15-4.) The nearest police department is located at 160 W 6th St in San Jacinto, approximately 3.6-miles southeast of the project site. The City of San Jacinto establishes DIF to mitigate the cost of public facilities to serve new development (SJDIF). Per General Plan Resource Management Action, Action RM-6a, payment of DIF would offset potential impacts to the local police department. Additionally, the Project site has been previously serviced by RCSD and will continue to be serviced by RCSD. It is not expected that the Project will cause an increased need for police protection. Future implementing developers will be required to contribute funds for police services through the adopted developer fees which will mitigate impacts to police services (GPEIR, p. 5.15-23.) Additionally, the Project will be required to be reviewed by RCSD prior to approval to ensure adequate support. Thus, through payment of development impact fees, the Project will not result in substantial adverse impacts related to police protection. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

3) **Less Than Significant Impact.** The Project site is located within the San Jacinto Unified School District (SJUSD) boundary. The Project site is served by Megan Cope Elementary School, Monte Vista Middle School, and San Jacinto High School (USD). The proposed Project would not directly create a source of school-aged children, as the Project does not include any residential land uses. It may indirectly affect schools by providing a source of employment that may draw new residents into the area. However, it is anticipated that a majority of new jobs would be filled by workers who already reside in the area. And, given the small number of employees anticipated for the site, no

new or physically altered school facilities will be needed as a result of the Project. However, development impact fees will be required prior to issuance of building permits that would satisfy any pro-rata fair share of future improvement costs for school facilities. Thus, through payment of development impact fees, the Project will not result in substantial adverse impacts related to schools. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

4) **Less Than Significant Impact.** The City of San Jacinto owns and manages 36 public parks with a combined acreage of over 170 acres: Aaron Ward Park, Almaden Park, Belicia Park, Bolander Park, Catalpa Park, Colonel Lewis Millett Park, Cutting Park, Daniel Neajera Park, Druding Park, Durango Park, Francisco Estudilo Heritage Park, Hafliger Park, Haugen Park, Hoffman Park, Lynden Trail Park, Mistletoe Park, Parkside Village, Pocket Parks at the Cove, Potter Ranch Park, Rancho San Jacinto Parks,RSI Park, Sagecrest Parks, Sallee Park, San Jacinto River Park, Caseros Park, Sandalwood Park, Skyview Park, Soboba Springs Park, Solana II Park, Stallions Crossings Park, Tamarisk Park, Terrazzo Park, Ward Park and Warneke Park. (GPEIR, pp. 5.16-1 – 5.16-4). The City has established a parkland standard of five acres per 1,000 residents as explained in General Plan Resource Management Action, RM-7a. (GP, p.RM-20). However, it is anticipated that a majority of new jobs created by the Project would be filled by workers who already reside in the area. Because the proposed land use is not a population generating use, it is not anticipated that the Project would contribute to the need for new facilities. Thus, because the Project would not increase the use of nearby parks, the Project will not result in substantial adverse impacts related to parks. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

5) **Less Than Significant Impact.** The City of San Jacinto has one public library, San Jacinto Public Library (SJPL) located at 595 S. San Jacinto Avenue, approximately 4.85 miles southeast of the Project site. (SJLS) The SJPL has been operated by the Riverside County Library Systems and Services. (GPEIR, p. 5.15-8). It is anticipated that the majority of new jobs created by the Project would be filled by workers who already reside in the area. Because the proposed land use is not a population generating use, it is not anticipated that the Project would contribute to the need for new public facilities, such as libraries. Thus, because the Project would not contribute to the generation of residents, the Project is not anticipated to increase the use of nearby libraries so the Project will not result in substantial adverse impacts related to other public facilities. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures
To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
P. RECREATION Would the project:				
1) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
2) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Source(s): GP; GP DEIR

Analysis of Project Effect and Determination of Significance

1) **Less Than Significant Impact.** The Project would change the underlying General Plan Land Use and Zoning designations and replace the existing VSJ SP with the SJCCSP all to provide a plan for future development of up to 9 million square-feet of industrial warehouse speculative buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future development on the approximately 514-acre Project site. The City of San Jacinto manages 36 public parks and has a parkland standard of five acres per 1,000 residents (GP DEIR, pp. 5.16-1 – 5.16-4, GP, p. RM-20.) The Project does not include any residential component that could create a direct increase in the use of public recreational facilities, and the City does not require developmental fees toward park and open space facilities for non-retail commercial use sites. Although the proposed Project may indirectly affect public recreational facilities by creating new jobs in the area which may draw new residents to the area, it is anticipated that individuals already residing in the Project vicinity would fill a majority of the jobs. Thus, the Project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

2) **Less Than Significant Impact.** The Project site includes open space areas, amenity areas, requirements for pedestrian connections and a proposed 12 foot-wide trail along Sanderson Avenue as reflected in **Figure 10**, Landscape Concept Plan. As such, the proposed Project would provide its own amenities but is not a use that would induce the construction or expansion of recreational facilities. The proposed Project may indirectly affect public recreational facilities by creating new jobs in the area which may draw new residents to the area, although it is anticipated that the majority of jobs would be filled by individuals already residing in the Project vicinity. Thus, the Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures

No mitigation is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Q. TRANSPORTATION Would the project:				
1) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
2) Conflict or be inconsistent with *State CEQA Guidelines* section 15064.3, subdivision (b)?	☒	☐	☐	☐
3) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
4) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

Source(s): Project Description

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** Implementation of the Project would introduce the potential for up to 9 million square-feet of industrial warehouse speculative buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure to an underdeveloped site currently used for farming. Thus, the Project may increase traffic volumes in the surrounding roadways. Since Project-related impacts have not been fully quantified, the Project may conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **Potentially Significant Impact**. The Project would introduce industrial land uses to a currently underdeveloped site used for farming, which may increase traffic volumes and vehicle miles traveled (VMT) in the surrounding roadways. Thus, the Project may conflict or be inconsistent with State CEQA Guidelines Section 15064.3, subdivision (b). Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

3) **Potentially Significant Impact.** No sharp curves or other hazardous traffic conditions currently exist within the Project vicinity or on the Project site since the site is underdeveloped and used primarily for farming. The proposed Project would be required to comply with all applicable City development standards and policies for providing pedestrian walkways and applicable bike lanes (if required) so as not to conflict with vehicular circulation. The Project would also include the improvement of roadways, which include safety and operational improvements to ensure that geometric roadway designs comply with all intersection sight distance requirements and are designed for safety. Primary vehicular access to the Project site would be provided from Sanderson Avenue which is located on the Project site's eastern boundary at future streets De Anza Avenue and Bridge Street as reflected on **Figure 13, Proposed Vehicular Access**. Access would also be obtained from Ramona Boulevard along the northern Project boundary at future Cawston Avenue, and several driveways along Ramona Boulevard. Cawston Avenue would traverse the center of the Project site and would link Ramona Boulevard on the northern Project boundary with future Bridge Street within the southern portion of the site. Future implementing projects would be required to construct or contribute fair share fees towards construction of area roadways to be determined in the forthcoming Traffic Impact Analysis. Because the Traffic Impact Analysis is forthcoming and the impacts are not fully known, the Project may result in a substantial increase to hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses

(e.g., farm equipment. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

4) **Less than significant impact**. The proposed Project and any development occurring within the Project site would be required to comply with all applicable fire code and City Fire Department requirements and standards for construction, access, water mains, fire flow, and fire hydrants. Prior to any site development or future project approvals, all plans would be required to be submitted to the fire marshal for review and verification that they conform to all pertinent fire standards and requirements. Because the Project would demonstrate compliance with applicable fire codes, implementation of the proposed Project would not result in inadequate emergency access. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures
To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
R. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or 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:				
1) 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)?	☒	☐	☐	☐
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivisionI(c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Source(s): GP DEIR

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** One tribal cultural resource (P-33-017364) has been identified within the City (GP DEIR, p. 5.18-11). However, other undiscovered tribal cultural resources may be located within the City, particularly since the City is located within the traditional territory of the Soboba Band of Luiseño Indians. Thus, while the Project site is largely disturbed by agricultural use, it is undeveloped so there is potential to unearth tribal cultural resources during construction activities and may 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 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). Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

   Potentially Significant Impact. The City, as lead agency, is required to coordinate with Native American Tribes through the Assembly Bill 52 (AB52) consultation process and Senate Bill 18 (SB18) as a result of the General Plan Amendment. As these processes have yet to be concluded, the tribal knowledge and significance of potential tribal cultural resources, if any, has yet been determined. Thus, the Project may 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 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 Resource Code Section 5024.1. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.**Error! Bookmark not defined.**

Mitigation Measures

To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
S. UTILITIES AND SERVICE SYSTEMS Would the project:				
1) 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?	☒	☐	☐	☐
2) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
3) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
4) 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?	☐	☐	☒	☐
5) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Source(s): Project Description; UWMP; WSCP; WCSMP

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact.** As detailed below, conceptual infrastructure facility and service plans have been developed for SJCCSP to provide water, sewer, and drainage services to the community and to identify the utility service companies servicing the SJCCSP.

Water

Eastern Municipal Water District (EMWD) will provide water services to the SJCCSP from the existing 12-inc waterline located in Sanderson Avenue. The Project proposes new 12-inch to 18-inch facilities in Sanderson Avenue, De Anza Drive, Ramona Boulevard (Record Road), and Bridge Street. These infrastructure plans are conceptual, based on preliminary service layouts and evaluations that have been discussed with the City and relevant public agencies. Sizing will be determined as part of the Design Conditions process through EMWD. As discussed in Threshold I.2 above, there are a number of wells on-site. All wells will be properly abandoned with the development of the SJCCSP. All new water lines located in new or existing public rights-of-way will be maintained by EMWD.

Sewer

EMWD will also provide sewer services to the SJCCSP from the existing 30-inch sewer trunk line located on Ramona Boulevard (Record Road). The Project proposes to install 10-inch to 18-inch diameter sewer lines throughout the proposed site that will connect to the existing sewer line to the north of the site in Ramona Boulevard (Record Road). All sewer lines located in new or existing public rights-of-way will be maintained by the City. Additional on and off-site sanitary sewer system

facilities shall be developed as required to serve the SJCCSP. Sewer service shall be provided for each increment of development.

Drainage

The Project is located within the San Jacinto River Watershed. The Watershed covers approximately 780 square miles in the western half of Riverside County including the City of San Jacinto which has historically experienced local and regional flooding of the valley floor. Local runoff travels from the southeasterly side of the valley to the northwesterly side of the valley. Upstream flows are conveyed downstream to the San Jacinto Reservoir. Overflow from the reservoir flows northwesterly toward the San Jacinto River. Specifically, the Project site is located within the boundary of the City of San Jacinto Valley Master Drainage Plan (SJV MDP). Two backbone SJV MDP systems affect the Project site: Line V and Line E. SJV MDP Line V will collect runoff from within the Project site and neighboring properties, which will convey flows to a dual onsite detention/Water Quality basin to mitigate for the two-year, 24-hour storm events in order to satisfy water quality requirements. The onsite basin will also contain a separated Line E Confluence Basin. The basin will outlet across Ramona Boulevard (Record Road) at the northwest corner of the Project site. SJV MDP Line E, a City of San Jacinto project, will convey regional flows from the southeast and collect runoff from approximately 1870 acres of neighboring property which is outside of the SJCCSP boundary. The SJCCSP will incorporate a revised portion of SJV MDP Line E into Planning Areas 6A and 6B from the east side of Sanderson Avenue to Metropolitan Water District along the Odell Avenue alignment.

In order to provide regional Off-site flood protection, the Project will allow the collection and conveyance of flows through the SP boundary in a manner which will ensure the protection of surrounding properties from a 100-year flood. On-site runoff resulting from the Project will be collected through a system of catch basins, graded swales and drainage pipes, including Line V, and retained in an onsite detention basin. The basin will outlet along the northern Project boundary at or below the existing historical runoff conditions to avoid adversely impacting downstream properties.

The Project is subject to an area drainage fee which helps finance the improvements identified in the San Jacinto Valley MDP to mitigate off-site flood-related impacts. Additionally, the Project will construct and finance on-site improvements necessary to flood-proof all land within the Project.

Communications

Frontier Communications will provide telephone service to the site. There are existing Frontier facilities along Sanderson Avenue and located within the site from Ramona Boulevard (Record Road) and Cawston Avenue to the north. Frontier will be responsible for any offsite improvements to make service available to the site.

Charter Communications will provide cable television and internet service to SJCCSP. They currently have facilities within Sanderson Avenue which will be the closest source for SJCCSP. Charter will be responsible for any offsite improvements to make service available to the site. Users may also opt for satellite service through Direct TV, Dish, etc.

Natural Gas

Southern California Gas Company (SCG) will provide natural gas service to the site. There is a 4-inch gas line (Distribution line) within Sanderson Avenue extending approximately 2,400 feet north of Deegan St, terminating just south of the project site. Development within the SJCCSP will need to coordinate with Southern California Gas to provide service requirements.

Electricity

San Jacinto Power (SJP) and/or Southern California Edison (SCE) will provide electrical service to the site. Existing SCE facilities are located along Sanderson Avenue, Warren Road, and along a portion of Ramona Boulevard (Record Road). The precise points of connection to the site will be determined at a later date in coordination with SJP. All proposed onsite electrical facilities will be placed underground. All electrical lines within SJCCSP will need to be underground and shall be subject to SJP review and approval.

Due to the size of the Project, up to two (2) electrical substations may be required to provide electricity to the Project. A 13MW above-grade substation, approximately 5,000 square-feet in size, is required to supply power to all planning areas with structures. A 100 megawatt above-ground substation, approximately one-quarter acre in size, may be needed in order to support more intensive uses.

Thus, the Project may 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. due to the relocation or construction of new or expanded water facilities, wastewater treatment, storm water drainage, sewer facilities, and electrical facilities, which could cause a significant environmental effect. Therefore, the Project may result in a **potentially significant impact** so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **Potentially Significant Impact**. The EMWD's 2020 Urban Water Management Plan (UWMP) includes a water system analysis, identifies improvements to correct existing deficiencies and serve projected future growth, and presents the estimated costs and phasing of the recommended improvements. As concluded in the UWMP, the EMWD anticipates that it will be able to meet projected demand for water within its service boundaries until at least the year 2045 during normal and dry weather years. Further, EMWD's supply portfolio has a high degree of reliability. The local groundwater basins are managed to protect them from overdraft, and the EMWD participates in programs to bank water in the groundwater basins in wet years so that it can be used in dry years. The EMWD's imported water is provided by the Metropolitan Water District of Southern California (MWD), which has made extensive investments in programs to increase the reliability of its supply. In its 2020 UWMP, the MWD has shown the ability to continue to meet demands through 2045, even during an extended drought. The EMWD would benefit from the MWD's storage and supply programs and also expects that it can meet demands through 2045 during normal and dry conditions. (UWMP, p. E-2). The UWMP also includes a Water Shortage Contingency Plan, which the EMWD is to implement in cases of future water deficiencies caused by limitations on supply or the EMWD's delivery system. At the time of long- or short-term drought conditions, or other emergencies, the EMWD would inform their customers of the need to conserve water and impose penalties for non-compliance with mandatory water use reductions. Compliance with mandatory water use reductions would ensure that the EMWD has the ability to meet present and projected demand within its service area during dry years. (WSCP, p. 1).

Over 90 percent of the EMWD's customers are residential so a substantial portion of the EWWD's future year water demand forecasts are based on the population projections of SCAG, which rely on the adopted land use designations contained within the general plans that cover the geographic areas within the EMWD's service area. (WSCP, p. 1). The Project site has a General Plan Land Use designation and zoning designation of SP (VSJ) and RM. While the Project applicant proposes to amend the General Plan land use designation and change the zoning designation to SP (SJCC), this would not result in increased population (in fact, this would convert the existing residential SP to an SP that allows primarily for industrial uses). Water demand for residential land use is greater than the demand for industrial use (UWMP, p. 4-2). As such, the proposed GPA and zone change would result in less water demand than originally projected for the Project site. However, based on the size of the proposed Project, a Water Supply Assessment is require pursuant to Senate Bill 610. Hence, a Water Supply Assessment will be required to determine if EMWD has sufficient water supplies available to serve the Project and reasonably foreseeable future development during

normal, dry, and multiple dry years. Therefore, impacts would be **potentially significant** so this topic will be addressed and analyzed in the forthcoming EIR.

3) **Less Than Significant Impact**. Wastewater treatment for the City of San Jacinto is provided by EMWD Hemet/San Jacinto Regional Water Reclamation Facility (RWRF). The facility collects and treats municipal sewage and produces recycled water for reuse. The total amount of projected wastewater flow to EMWD's San Jacinto Valley RWRF, where San Jacinto sewer water is treated and/or disposed of, for the year 2040 would be approximately 16.4 MGD. The current capacity for the San Jacinto Valley RWRF is 14 MGD and the maximum capacity for the treatment facility is 27 MGD. Therefore, the ultimate capacity of the facility would be able to meet the projected wastewater production from the City of San Jacinto. (GP DEIR, p. 5.19-47).

   Based upon the EMWD's wastewater generation rate of 300 gallons per day (gpd) per acre for warehouse uses, the proposed Project would generate approximately 134,400 gallons of wastewater per day for planned industrial uses (300 gpd per acre × 448 industrial Project acres = 134,400 gpd). Additionally, the Project would generate approximately 79,200 gallons of wastewater per day for public uses. (1,200 gpd per acre × 66 public Project acres = 79,200 gpd). (WCSMP, Table 4-4). If the site were to be developed under the existing land use and zoning designations, based on an average sewage generation rate of 300 gallons per day per household, and 1,700 gallons per day per acre of commercial/mixed-use development, the planned maximum of 1,329 residential units and 49 acres of commercial/mixed-use in the VSJ SP would generate 482,000 gallons per day of wastewater. (VSJ EIR, p. 5.12-21). As the site was planned for future uses that would generate a higher wastewater result that was already accounted for within San Jacinto RWRF's capacity, it can be concluded that this facility has sufficient capacity to serve the proposed Project. The Project proposes to install 10-inch to 18-inch diameter sewer lines throughout the proposed site that will connect to the existing sewer line to the north of the site in Ramona Boulevard (Record Road) to serve the Project's projected sewer demand. Thus, the proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

4) **Less Than Significant Impact**. Trash, recycling, and green waste services within the City are provided by CR&R Waste Services through their existing agreement with the City's contracted solid waste provider. In 2019, the vast majority (95 percent) of waste from the City went to two waste disposal facilities: Lamb Canyon Sanitary Landfill (69 percent) and El Sobrante Landfill (26 percent) (GP DEIR p. 5.19-18). The Lamb Canyon Sanitary Landfill is a Class III, municipal solid waste landfill located less than five miles north of the City of San Jacinto, near the City of Beaumont. The property spans approximately 703 acres with approximately 145 acres allocated for waste disposal. Lamb Canyon Sanitary Landfill has a daily permitted maximum of 5,000 tons per day (TPD) and a remaining capacity of approximately 8.7 million tons as of 2020. The landfill has enough projected capacity to serve residents and businesses until approximately 2029. The landfill will continue to be monitored as it nears capacity. The County has indicated that expansion potential exists at the Lamb Canyon Sanitary Landfill site (GP DEIR, p. 5.19-18).

   The El Sobrante Landfill is a Class III, municipal solid waste landfill located just outside of Corona, California. The property spans approximately 1,322 acres with approximately 645 acres allocated for waste disposal. The El Sobrante Landfill has a daily permitted maximum of 16,054 TPD and a remaining capacity of 52.8 million tons as of 2019. The landfill has enough projected capacity to serve residents and businesses until approximately 2051. (GP DEIR, p. 5.19-18).

   The City's projected increase in solid waste generation associated with 2040 buildout under the General Plan Update is within the permitted capacity of both the Lamb Canyon Sanitary Landfill and El Sobrante Landfill. (GP DEIR, p. 5.19-49). General Plan Action RM-10a ensures solid waste collection activities completed by franchise solid waste haulers, facility siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and

household hazardous waste disposal and education programs are consistent with the County Solid Waste Management Plan. Action RM-10b includes standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill in order to meet the City's specified diversion rates. (GP DEIR, p. 5.19-50). Although the existing General Plan land use designations for the Project are SP (VSJ) and RM, for the purposes of the GP DEIR, the Project site was assumed to develop with exclusively nonresidential uses as contemplated by the Project (GP DEIR, p. 5.11-20). Solid waste from each Development Scenario for both construction and operation is discussed below.

Development Scenario 1

Construction

Table D, Project Construction Waste – Development Scenario 1, identifies the Project's projected contribution to these landfills during construction of Development Scenario 1.

Table D, Construction Waste – Development Scenario 1

Proposed Land Use	Building Size (SF)	Generation Rate (lbs/SF)[1]	Total (Tons)[2]
Industrial	9,000,000	3.89	**17,505**
Disposal Facility	**Disposal Capacity (tons/year)[3]**	**Yearly Intake[4]**	**Proposed Project's Percent of Yearly Intake[5]**
Lamb Canyon	1,825,000	17,505	***0.96%***
El Sobrante	5,859,710	17,505	***0.30%***

Notes:
1. Source USEPA, p. 2-4.
2. 9 million SF x 3.89 = 35,010,000 lbs/sf. 35,010,000 lbs/sf x 0.0005 = 17,505 tons
3. Daily disposal capacity multiplied by 365 days per year.
4. Total tons multiplied by years of construction (worst-case analysis of one year assumed).
5. Yearly Intake / Disposal Capacity x 100

Based on the results from **Table D** above, the Project's contribution to either landfill during construction would be negligible so Development Scenario 1's construction waste impacts would be less than significant. Further, timing of construction has not yet been determined. It is not likely that the entirety of the Project site would be constructed within one year because future implementing development is proposed to be phased. However, a worst-case analysis of construction waste has been presented which would result in negligible impacts. Hence, any construction related waste impacts from the Project as a result of future implementing development, would be less impactful than what has been analyzed. As such, construction waste impacts as a result of Development Scenario 1 would be less than significant.

Operation

Table F, Operational Waste – Development Scenario 1 identifies the Development Scenario 1's projected operational contribution to these landfills.

Table E, Operational Waste – Development Scenario 1

Proposed Land Use	Projected Employees	Disposal Factor (Tons/Employee)[1]	Total (Tons/Year)
Industrial	8,737	1.23	***10,747***
Disposal Facility	**Disposal Capacity (tons/year)**	**Yearly Intake**	**Proposed Project's Percent of Yearly Intake**
Lamb Canyon	1,825,000	***10,747***	***0.59%***
El Sobrante	5,859,710	***10,747***	***0.18%***
Notes 1. Source: CAL-D			

Based on the results from **Table E** above, the Development Scenario 1's contribution to either landfill during operation would be negligible. The proposed Project's yearly tonnage contribution is only 0.59 percent of the yearly permitted intake rate for Badlands Landfill and 0.18 percent of the yearly permitted intake for El Sobrante. These percentages are based on all waste going to one landfill or the other. However, resulting waste would likely be split between the two landfills, resulting in smaller total contributions so Development Scenario 1's operational waste impacts would be less than significant.

Development Scenario 2

Construction

Table F, Construction Waste – Development Scenario 2, identifies the Project's projected contribution to these landfills during construction during construction of Development Scenario 2.

Table F, Construction Waste – Development Scenario 2

Proposed Land Use	Building Size (SF)	Generation Rate (lbs/SF)[1]	Total (Tons)[2]
Industrial	6,956,540	3.89	**13,530**
Disposal Facility	**Disposal Capacity (tons/year)[3]**	**Yearly Intake[4]**	**Proposed Project's Percent of Yearly Intake[5]**
Badlands	1,825,000	13,530	***0.74%***
El Sobrante	5,859,710	13,530	***0.23%***
Notes: 1. Source USEPA, p. 2-4. 2. 6,956,540 SF x 3.89 = 27,060,941 lbs/sf. 27,060,941 lbs/sf x 0.0005 = 13,530 tons 3. Daily disposal capacity multiplied by 365 days per year. 4. Total tons multiplied by years of construction (worst-case analysis of one year assumed). 5. Yearly Intake / Disposal Capacity x 100			

Based on the results from **Table E** above, the Project's contribution to either landfill during construction would be negligible so Development Scenario 2's construction waste impacts would be less than significant. Further, timing of construction has not yet been determined. It is not likely that the entirety of the Project site would be constructed within one year because future implementing development is proposed to be phased. However, a worst-case analysis of construction waste has been presented which would result in negligible impacts. Hence, any construction related waste impacts from the Project as a result of future implementing development,

would be less impactful than what has been analyzed. As such, construction waste impacts as a result of Development Scenario 2 would be less than significant.

Operation
Table F, Operational Waste – Development Scenario 2 identifies the Development Scenario 2's projected operational contribution to these landfills.

Table G, Operational Waste – Development Scenario 2

Proposed Land Use	Projected Employees	Disposal Factor (Tons/Employee)[1]	Total (Tons/Year)
Industrial	6,753	1.23	***8,306***
Disposal Facility	**Disposal Capacity (tons/year)**	**Yearly Intake**	**Proposed Project's Percent of Yearly Intake**
Badlands	1,825,000	***8,306***	***0.46%***
El Sobrante	5,859,710	***8,306***	***0.14%***
Notes 2. Source: CAL-D			

Based on the results from **Table E** above, the Development Scenario 2's contribution to either landfill during operation would be negligible. The proposed Project's yearly tonnage contribution is only 0.46 percent of the yearly permitted intake rate for Badlands Landfill and 0.14 percent of the yearly permitted intake for El Sobrante. These percentages are based on all waste going to one landfill or the other but resulting waste would likely be split between the two landfills, resulting in smaller total contributions so Development Scenario 2's operational waste impacts would be less than significant.

Conclusion
CR&R Incorporated will provide solid waste services to the Specific Plan Area through their existing agreement with the City's contracted solid waste provider. Solid waste will be collected and delivered to an approved, licensed landfill. In accordance with the City of San Jacinto General Plan solid waste management objectives, the SJCCSP will be required to include industrial recycling programs for paper, cardboard, and plastics. As discussed above, neither Development Scenario will contribute substantial waste and both landfills have sufficient capacity to serve either scenario.

Thus, the Project would not 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 implementation of the proposed Project would not result in inadequate emergency access. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

5) **Less Than Significant Impact**. Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The proposed Project would be required to coordinate with CR&R Waste Services to develop a collection program for recyclables, such as paper, plastics, glass, and aluminum, in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. Additionally, the proposed Project would be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (AB 939) and any other applicable local, State, and federal solid waste management regulations. AB 939 requires all counties to prepare a County Integrated Waste Management Plan. The County of Riverside adopted its *Countywide Integrated Waste Management Plan* (CIWMP) in 1998. The CIWMP includes the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements, the Household Hazardous Waste Elements, and Non-disposal Facility Elements for Riverside County and each

city in Riverside County. Thus, the proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

Mitigation Measures
To be determined by forthcoming EIR.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
T. WILDFIRE If located in or near a state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
1) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
2) 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?	☐	☐	☒	☐
3) 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?	☐	☐	☒	☐
4) 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?	☐	☐	☒	☐

Source(s): CALFIRE; GP DEIR; GP

Analysis of Project Effect and Determination of Significance

1) **Less Than Significant**. Approximately one mile southeast of the Project site, lies the Lake View Mountains which are designated as a Very High Fire Hazard Severity Zone (VHFHSZ). The westernmost boundary of the City including the Lake View Mountains are identified as a Local Responsibility Area (LRA). (GP DEIR, p. 5.20-1)Major arterials serve as the primary routes for evacuation during emergency scenarios. Evacuation routes are dependent upon the emergency event and area affected. (GP, p. PS-12).

   The Riverside County Fire Department (RCFD) provides fire and emergency response service to the City of San Jacinto. The RCFD Strategic Plan 2009-2029 outlines goals and strategies for fire protection services throughout the Riverside County Operational Area, including facility needs and improvements, training requirements, and disaster preparedness. The City of San Jacinto adopted its Emergency Operations Plan (EOP) in May 2021. The EOP addresses the planned response to extraordinary situations associated with natural disasters and/or human caused incidents. The plan focuses on coordinating mutual aid and provides an overview of the operational concepts relating to various emergency situations, identifies components of the emergency response, and describes the overall responsibilities of the Riverside County Operational Area for supporting Operational Area Members in protecting life and property. (GP DEIR, p. 5.20-9).

   The General Plan also includes policies and actions to address emergency evacuation routes. Specifically, Policy PS-5.7 directs the City to work with RCFD and the Riverside County Sheriff's Department (RCSD) to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios. Action PS-2a implements the EOP to ensure the most effective allocation of resources for protection of people and property in time of an emergency, and update it as needed. (GP DEIR, p. 5.20-10)

   The proposed Project site is not located within any Fire Hazard Severity Zone or Local, State, or Federal Responsibility Area (CALFIRE). Primary access to all major roads would be required to be maintained during construction of future implementing development projects. Municipal Code Chapter 17.630 requires that as part of the site plan and design review process, future development

projects are reviewed for adequate infrastructure and access as well as consistency with adopted emergency and evacuation plans among many other environmental issues in order to ensure the safety of City residents and the physical environment.

Further, future development would be required to be designed, constructed, and maintained in accordance with applicable standards, including vehicular access to ensure that adequate emergency access and evacuation would be maintained. And last, pursuant to Municipal Code Chapter 8.16 - Fire Code, construction activities that may temporarily restrict fire apparatus access would be required to implement appropriate measures to facilitate the passage of fire apparatus and emergency vehicles through/around any effected roadways, as part of the building permit process. (GP DEIR, p. 5.20-11). As such, all future implementing development within the proposed SJCCSP would be required to comply with design and development standards set forth by the City development, fire code and municipal code.

Thus, because the proposed Project does not include any implementing development and since the Project is not located within any Fire Hazard Severity Zone or Local, State, or Federal Responsibility Area, and all future implementing development projects would be required to comply with all regulatory requirements, the proposed Project would not conflict with adopted emergency response or evacuation plans. Therefore, impacts are considered **less than significant** so this topic will not be further addressed or analyzed in the forthcoming EIR.

2) **Less Than Significant Impact.** As mentioned in *Threshold T.1* above, approximately one mile southeast of the Project site, lies the Lake View Mountains which are designated as VHFHSZ and are identified as an LRA. However, the Project site is not located within any Fire Hazard Severity Zone or Local, State, or Federal Responsibility Area. The predominant average hourly wind direction in San Jacinto varies throughout the year but is most often from the west for 10 months and then from the east for 2 months. The windier part of the year lasts for about 7 months from November to June, with average wind speeds of more than 5.9 miles per hour. The windiest month of the year is typically April, with an average hourly wind speed of 6.8 miles per hour. That said, the City of San Jacinto experiences a minimal wind factor. (WS). Additionally, the Project site is relatively flat and is not located near a hillside.

   The proposed Project does not include any development at this time. Future implementing development projects would be required to comply with the provisions of federal, State, and local requirements related to wildland fire hazards, including State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements as part of the project's approval process. Potential development near fire hazard safety zones would be required to comply with design and development standards set forth by the City's development and municipal code. (GP DEIR, p. 5.20). Thus, the Project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors, exacerbate wildfire risks. Therefore, impacts would be **less than significant** so this topic will not be further analyzed or addressed in the forthcoming EIR.

3) **Less Than Significant Impact**. The Project would require expansion or connection to utilities such as electricity, water, sewer, and storm drain. However, all extensions, connections and future implementing development projects would be required to comply with the provisions of federal, State, and local requirements related to wildland fire hazards, including State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements as part of the project's approval process. All future implementing development would be required to comply with design and development standards set forth by the City development and municipal code. Thus, the Project would not 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. Therefore, impacts would be **less than significant** so this topic will not be analyzed or addressed in the forthcoming EIR

4) **Less Than Significant Impact**. The Project site is relatively flat with elevations ranging from approximately 1,455 to 1,490 feet in elevation and slopes in a northwesterly direction at a less than two percent grade towards the San Jacinto Rivers. As discussed in *Threshold J.6* above, portions of the Project site are designated by FEMA as Zone AE which is subject to increase flooding. However, the proposed Project does not include any development at this time. Despite this detail, all future implementing development projects would be required to comply with applicable federal, State, regional, and local plans, policies, and regulations to address site-specific drainage and potential flooding risks. Specifically, future site-specific development would be required to comply with Municipal Code Chapter 15.40, Floodplain Management, which provides land use and development regulations to all land within flood prone, mudslide (i.e., mudflow), or flood-related erosion areas, including City review of development permits to ensure adherence to federal, State, and local flood-related regulations as well as additional standards applicable to all areas of special flood hazards in the City. Furthermore, construction of storm drainage improvements would occur as part of a future implementing development project. Thus, the proposed Project would not 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. Therefore, impacts would be **less than significant** so this topic will not be further analyzed and addressed in the forthcoming EIR.

Mitigation Measures
No mitigation measures required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
U. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
1) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
2) Have impacts which 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, other current projects, and probable future projects)?	☒	☐	☐	☐
3) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Source(s): Staff Review, Project Application Materials

Analysis of Project Effect and Determination of Significance

1) **Potentially Significant Impact**. As discussed under *Thresholds D and E* above, a Biological Habitat Assessment and Cultural Resource Assessment is forthcoming. Thus pending the Biological Habitat Assessment and Constraints Analysis, the MSHCP Analysis and the Cultural Resource Assessment, the Project may have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the Project may result in **potentially significant impacts** related to the topic of habitat so this topic will be further analyzed and addressed in the forthcoming EIR.

2) **Potentially Significant Impact**. As demonstrated by the analysis in this IS, the Project would not result in any impacts that are individually limited, but cumulatively considerable with respect to hazards and hazardous materials, paleontological resources, mineral resources, population and housing, recreation, and wildfires. The Project is not considered growth-inducing as defined by State CEQA Guidelines Section 15126.2(d) and would not induce, either directly or indirectly, population and/or housing growth. However, the Project may result in significant impacts related to aesthetics, biological resources, cultural resources, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use, noise, public services, transportation and traffic, tribal cultural resources, and/or utilities and service systems. As such, the cumulative impacts related to these topics may be **potentially significant** so will be further analyzed and addressed in the forthcoming EIR.

3) **Potentially Significant Impact.** The Project applicant proposes the construction and operation of a warehouse building, which may have a **potentially significant impacts** on human health so this topic will be further analyzed and addressed in the forthcoming EIR.

V. EARLIER ANALYSES/REFERENCES INCORPORATED BY REFERENCE

Section 15150 of the State *CEQA Guidelines* permits and encourages an environmental document to incorporate, by reference, other documents that provide relevant data. The documents summarized below are incorporated by reference, and the pertinent material is summarized throughout this Initial Study, where that information is relevant to the analysis of potential impacts of the Project. All documents incorporated by reference are available for review at, or can be obtained through, the City of San Jacinto Planning Department.

GP	City of San Jacinto, *General Plan 2040,* November 15, 2022. (Available at https://sanjacinto.generalplan.org/documents-amp-maps, accessed August 18, 2023).
GP EIR	City of San Jacinto, General Plan Update Final Program Environmental Impact Report (SCH No.2020120312), July 2022. (Available at https://sanjacinto.generalplan.org/documents-amp-maps, accessed August 18, 2023).
MC	City of San Jacinto, *Municipal Code*, December 6, 2022. (Available at https://www.codepublishing.com/CA/SanJacinto/#!/SanJacinto01/SanJacinto01.html, accessed August 18, 2023).
ZDC	City of San Jacinto, *Zoning/Development Code (Title 17)*, Adopted December 2012 Amended through December 2022. (Available at https://sanjacintoca.hosted.civiclive.com/cms/One.aspx?portalId=10384430&pageId=12929328, accessed August 18, 2023).

VI. SOURCES/REFERENCES

Additional reference materials that were used in the preparation of this Initial Study include the following:

AE-A	Applied Earthworks Inc., *Revised Paleontological Technical Memorandum for the Shea Properties- Sanderson Avenue Project, City of San Jacinto, Riverside County, California.* October 9, 2023. (Appendix A)
CALFIRE	California Department of Forestry and Fire Protection, *Fire Hazard Severity Zones (FHSZ) Viewer (Interactive map)*. Available at https://egis.fire.ca.gov/FHSZ/, accessed, August 18, 2023.
CARB-A	California Air Resources Board, *Area Designations Maps/State and National*, revised October 2020. Available at https://www.arb.ca.gov/desig/adm/adm.htm, accessed September 12, 2023.
CARB-B	California Air Resources Board, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, dated May 6, 2005. Available at http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4, accessed September 15, 2023.
COR EH	County of Riverside, Department of Environmental Health, *Well Finder Database*, November 14, 2023. Riverside County Environmental Health's (Available at https://countyofriverside.maps.arcgis.com/apps/webappviewer/index.html?id=52a006e2361d4819bc0dc711b53f5533 accessed November 14, 2023)
COR ORD 655	County of Riverside, Ordinance No. 655, Adopted June 7, 1988. (Available at https://rivcocob.org/ordinance-no-655, accessed August 18, 2023)

DOF Department of Finance, Table E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2023, with 2020 Benchmark, August 10, 2023. Available at https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/, accessed August 14, 2023.

DWR California Department of Water Resources Department, *Water Data Library Station Map,* November 14, 2023. (Available at http://wdl.water.ca.gov/, accessed November 14, 2023)

FMMP California Department of Conservation - Farmland Mapping and Monitoring Program, *Farmland Mapping and Monitoring Program Farmland Map: Riverside County, California.* Available at https://maps.conservation.ca.gov/DLRP/CIFF/, accessed September 1, 2023.

NWI U.S. Fish & Wildlife Service, *National Wetlands Inventory – Wetlands Mapper.* Available at https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper, accessed September 5, 2023.

RCA Riverside Conservation Authority, RCA MSHCP Information Map. Riverside Conservation Authority. Available at https://wrcrca.maps.arcgis.com/apps/webappviewer/-index.html?id=2b9d4520bd5f4d35add35fb58808c1b7, accessed September 5, 2023.

ROUX-A Roux Associates, Inc., *Phase I Environmental Site Assessment North Sanderson Avenue Parcel Numbers 432-030-006, 432-030-010 and 432-030-011 San Jacinto, California*. October 25, 2021. (Appendix B)

ROUX-B Roux Associates, Inc., *Phase II Subsurface Investigation Letter Report, Proposed Industrial Building Complex, North Sanderson Avenue, San Jacinto, Riverside County, California*. October 27, 2021. (Appendix B)

ROUX-C Roux Associates, Inc., *Phase I Environmental Site Assessment, South-Southwest of North Sanderson Avenue and North Ramona Boulevard San Jacinto, California.* August 30, 2023. (Appendix B)

SCAQMD-A South Coast Air Quality Management District, *Draft 2022 AQMP.* Available at http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan, accessed September 1, 2023.

SCAQMD-B South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, Revised July 2008. Available at http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds, accessed September 15, 2023.

SJDFS City of San Jacinto, *2023 Development Fee Schedule*. Available at City Hall.

UWMP Eastern Municipal Water District, *2020 Urban Water Management Plan*, dated July 1, 2021. Available at https://www.emwd.org/post/urban-water-management-plan, accessed August 18, 2023.

USD San Jacinto Unified School District. *District Sites 2022-2023.* Available at https://4.files.edl.io/36b3/07/20/22/151729-f47375f4-ac59-4223-b89e-904b64b6c14b.pdf, accessed August 19, 2022.

USGS United States Geological Survey, *National Water Information System: Mapper*. Available at Water Resources of the United States—National Water Information System (NWIS) Mapper (usgs.gov), accessed September 1, 2023.

WCSMP Eastern Municipal Water District, 2015 Wastewater Collection System Master Plan Update, dated October 28, 2016.

WS Weather Spark. *Climate and Average Weather Year Round in Wildomar California*. 2022. Available at https://weatherspark.com/y/2122/Average-Weather-in-San-Jacinto-California-United-States-Year-Round, accessed August 18, 2023.

WSCP Eastern Municipal Water District, *Water Shortage Contingency Plan*, dated June 2021. (Available at https://www.emwd.org/sites/main/files/file-attachments/appi_wscp.pdf?1625160934 , accessed February 22, 2023.