INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Well 25 Project

Prepared for:

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Date: August 2024

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ACRONYMS

AB 52	Assembly Bill 52
AB 939	Assembly Bill 939
AF	Acre-feet
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
A-P Zone	Alquist-Priolo Zone
APE	Area of Potential Effects
APN	Assessor's Parcel Number
AQ	Air Quality Element
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BMPs	Best Management Practices
Cal Fire	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
Cal-OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH_4	Methane
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2E	Carbon dioxide equivalent
COS	Conservation and Open Space Element
CR	Commercial Retail
CSSF	Community Safety, Services, and Facilities Element
dB	Decibel
DEV	Developed Community
DIS	Disturbed Community

DOC	California Department of Conservation
DOF	California Department of Finance
DTSC	Department of Toxic Substances Control
DWR	California Department of Water Resources
EIC	Eastern Information System
EJ	Environmental Justice Element
EOP	Emergency Operations Plan
FA ALUCP	Flabob Airport Riverside County Airport Land Use Compatibility Plan
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
GAC	Granulated activated carbon
GHG	Greenhouse Gas
GP	General Plan
GPM	Gallons per Minute
GSP	Groundwater Sustainability Plan
HP	Horse Power
HRO	Historic and Cultural Resource Overlay
HSC	California Health and Safety Code
I-10	Interstate 10
I-15	Interstate 15
IEBL	Inland Empire Brine Line
I-P	Industrial Park
IX	Ion exchange
JCSD	Jurupa Community Services District
JUSD	Jurupa Unified School District
JVGP	City of Jurupa Valley General Plan, Proposed Technical Amendments to the General Plan
JVGP DEIR	City of Jurupa Valley General Plan 2017 Draft Environmental Impact Report
JVGP FPEIR	City of Jurupa Valley General Plan 2017 Final Environmental Impact Report
JVMC	Jurupa Valley Municipal Code
JVZM	City of Jurupa Valley Zoning Map 2022
Lbs/day	Pounds per day
LF	Linear-feet
LI	Light Industrial
LST	Localized significance threshold

LUE	Land Use Element
ME	Mobility Element
MGD	Million gallons per day
MHDR	Medium High Density Residential
MLD	Most Likely Descendant
MM	Mitigation Measure
MRF	Materials Recovery Facilities
MRZ	Mineral Resource Zone
MSHCP	Western Riverside County Multiple-Species Habitat Conservation Plan
$MTCO_2E/yr$	Metric tonnes per year of carbon dioxide equivalents
MWH	Megawatt-hour
MWP	Master Water Plan
N_2O	Nitrous oxide
NAHC	Native American Heritage Commission
NE	Noise Element
NHPA	National Historic Preservation Act
NO_x	Oxides of nitrogen
NPDES	National Pollution Discharge Elimination System
OCSD	Orange County Sanitation District
PFAS	Per and polyflouroalkyl substances
PM-10	Particulate matter less than 10 microns in size
PM-2.5	Particulate matter less than 2.5 microns in size
PPV	Peak Particle Velocity
PRC	Public Resource Code
PRMMP	Paleontological Resources Mitigation Monitoring Plan
PZ	Pressure Zone
QSD	Qualified SWPPP Developer
QSP	Qualified SWPPP Practitioner
RCP	Regional Comprehensive Plan
RCSD	Rubidoux Community Services District
Riverside Basin	Riverside-Arlington Subbasin
RMA	Riverside Municipal Airport
RTP	Regional Transportation Plan
R-VC	Rubidoux Village Commercial

RWQCB	California Regional Water Quality Control Board Santa Ana Region
SCADA	Supervisory control and data acquisition
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SF	Square-feet
SGMA	Sustainable Groundwater Management Act of 2014
SLF	Sacred Lands File
SMBMI	San Manuel Band of Mission Indians
SO_x	Sulfur oxides
SP Zone	Specific Plan Zone
SR-60	State Route 60
SR-91	State Route 91
SRA	State Responsibility Areas or Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
UMWP	Urban Water Management Plan
USGS	United States Geologic Survey
UST	Underground Storage Tank
VMT	Vehicle Miles Traveled
VOC	Volatile organic compound
WEAP	Workers Environmental Awareness Program
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WRCRWA	Western Riverside County Regional Wastewater Authority

I. INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000–21177), this Initial Study has been prepared to determine potentially significant environmental impacts resulting from the proposed construction and operation of the Well 25 Project. The Well 25 Project consists of the construction and operation of a new groundwater well to replace an existing well, water piping, and a water treatment facility, collectively herein referred to as "proposed Project" or "Project." The proposed Project is fully described in **Section II, PROJECT DESCRIPTION**. In accordance with *CEQA Guidelines* Section 15063 this Initial Study is a preliminary analysis prepared by the Rubidoux Community Services District (RCSD or District), as Lead Agency, to inform the RCSD Board of Directors, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

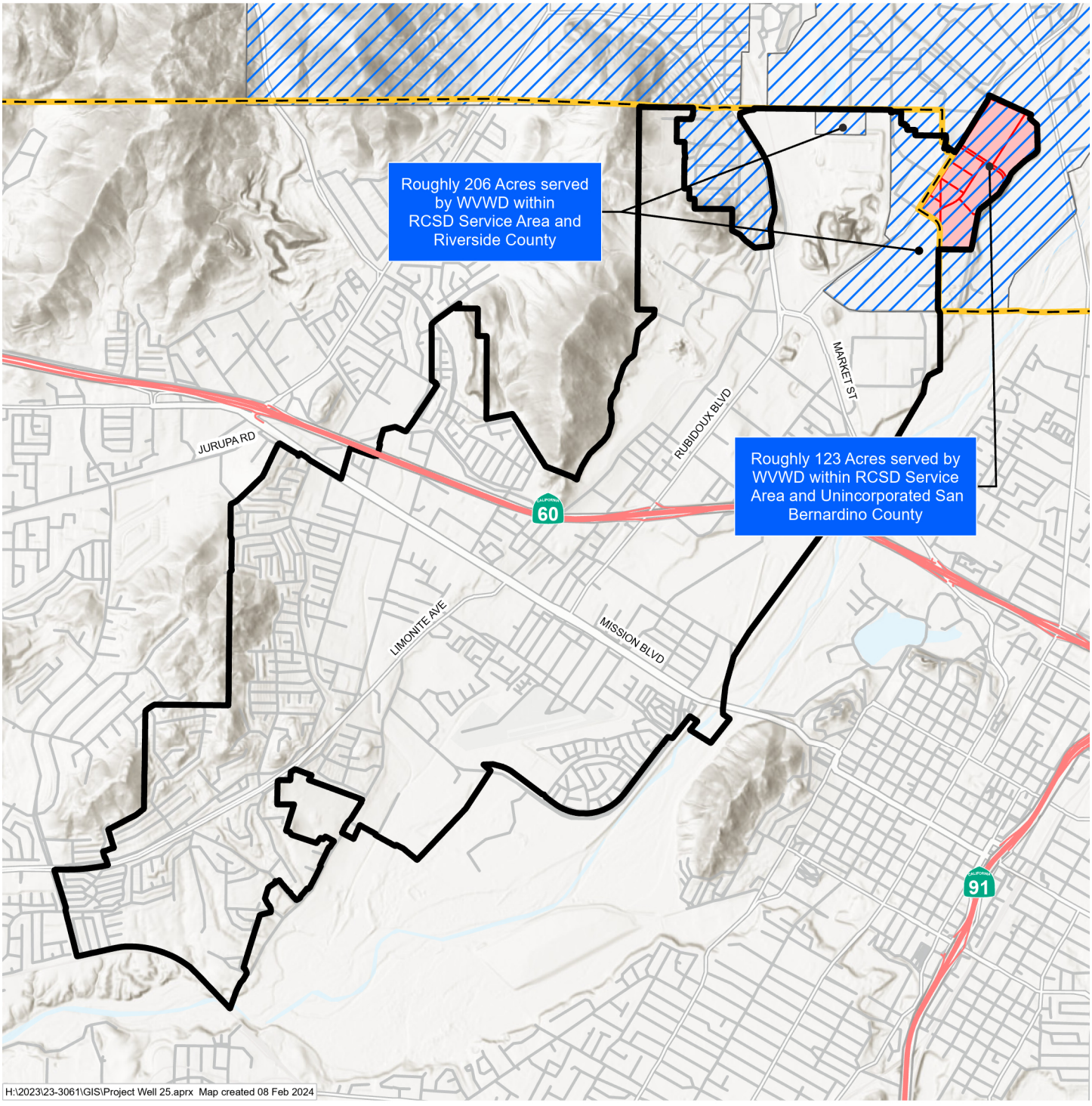
Background

RCSD was organized in 1952 as the first Community Services District in the State of California. Currently, the entire District service area covers approximately 5,167 acres; however, 329 acres receive water service from West Valley Water District and is not a part of RCSD's water service area. (Refer to **Figure 1 – Water Service Area**.) The District's water service area encompasses approximately 4,907 acres (7.7 square miles).

RCSD is a public retail urban water supplier. RCSD's water supply distribution system is made up of three pressure zones (PZs) as shown on **Figure 2 – Water System Pressure Zones**; two large and one small water PZ; Atkinson PZ, Hunter PZ, and Ridgeline PZ, respectively. Most of the water delivered by the District is used within the Atkinson PZ. RCSD has recently completed projects to add treatment systems to the active wells to remove perfluorooctanic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) that are in the PFAS family of chemicals using a combination of ion-exchange (IX) at the Leland Thompson Water Facility (Thompson Facility) for Wells 1A, 8, and 18 and granulated activated carbon (GAC) at the Anita B. Smith Water Treatment Facility (Smith Facility) for Wells 4, 6, and at the Wellhead of Well 2 (Troyer). (RCSD UWMP, p. 3-3.) The District also treats to remove Nitrate at Wells 4 and 6 at the Smith Water Facility via IX and removes Manganese from Wells 1A, 8, and 18 at the Thompson Facility via oxidation, precipitation, and filtration. Additionally, water from Well 2 is treated for 1, 2, 5 - TCP and PFOA at the wellhead and blended with water from the Thompson Facility to bring nitrate and perchlorate levels under the Maximum Containment Limits (MCL's) for these constituents.

FIGURE 1

WATER SERVICE AREA



LEGEND

- RCSD Current Boundary
- County Boundary
- Unincorporated SB Co. Properties Within Service Area
- West Valley Water District

0 2,015 4,030 Feet

Sources: RCSD 2015; San Bernardino Co. GIS, 2021; USDA NAIP, 2016.

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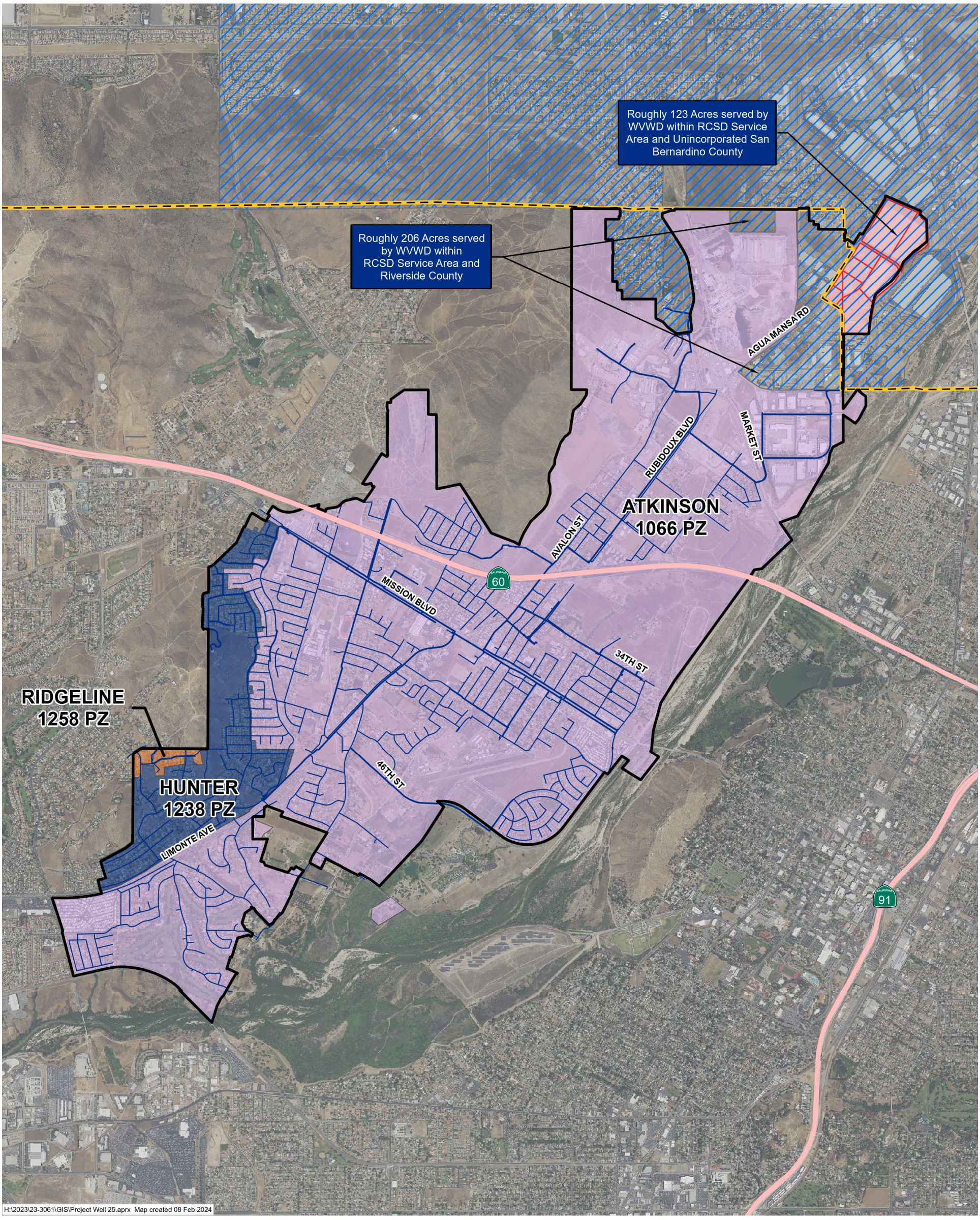
FIGURE 2

RCSD - WELL 25

WATER SYSTEM PRESSURE ZONES



LEGEND

Pressure Zone	Existing Waterlines	
Atkinson	8" Dia. or Smaller	County Boundary
Hunter	10" Dia. or Larger	West Valley Water District
Ridgeline	RCSD Service Area	Unincorporated SB Co. Properties Within Service Area

0 0.3 0.6 Mi

Sources: RCSD GIS 2021; NAIP 2016

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Purpose and Need for the Project

Groundwater quality in the Riverside County Basin is impacted and requires treatment prior to distribution unless it is used for irrigation from a non-potable well. Groundwater must be treated to reduce the nitrate concentration and remove 1,2,3-trichloropropane (1,2,3-TCP) before it enters the distribution system. (WMP, p. ES-6.) Thus, RCSD is currently adding additional treatment systems to meet current state notification limits for a new group of emerging contaminants called PFAS. The District is planning to add several well fields and treatment facilities over the next 20 years to replace aging wells and meet the needs of future customers. (RCSD UWMP, p. 1-5.)

The RCSD 2022 Water Master Plan identifies Well 25 as a supplement to Well 2. Well 2 was built in 1969 within the Atkinson PZ (1066) with maximum capacity to produce 900 gallons per minute (GPM); however, Well 2 is currently producing 850 GPM. (WMP, p. 4-5.) Water produced is currently being treated for removal of 1,2,3-TCP prior to being blended with water from Well 4 and the Thompson Facility. Well 25 is proposed to produce 1,500 GPM which would result in a net increase of 1,500 GPM within the Atkinson PZ (1066) to accommodate planned and expected growth within RCSD's water service area and offset projected degradation in water quality to maintain system reliability. (WMP, p. 7-10.)

RCSD does not have land use authority within its service area. That authority rests with the City of Jurupa Valley.[1] The best guide for future land use within any city or county is that jurisdiction's General Plan Land Use Element; thus, the basis for land use and population projections used in RCSD's 2022 Water Master Plan and RCSD's 2020 UWMP is the current land use plans for Jurupa Valley. (RCSD UWMP, p. 3-25.) RCSD and WEBB met with Planning Department staff from Jurupa Valley (via teleconference) as part of water resources planning in 2021 to provide a current land use plan, data on recent ADU applications, and information on large projects planned within and adjacent to RCSD, as required by California Water Code Section 10631(a). During the 2021 teleconference, Jurupa Valley provided updated land use information and informed RCSD of three general plan amendments to address Jurupa Valley's housing needs. (RCSD UWMP, p. 3-25–3-26.)

Based on buildout of the land use plans for the portion of Jurupa Valley within RCSD's service area and the updated information provided by the Jurupa Valley Planning Department, the RCSD 2020 UWMP projected the District's service area population at approximately 66,100 persons by 2049. This projection is based on buildout at medium or "mid-range" density. (RCSD UWMP, p. 3-22.) RCSD's Well 25 is expected to supply average year, single-dry, and multiple-dry year demands for growth within RCSD's water service area. (RCSD UWMP, p. 6-16.)

Document Process

The environmental process being undertaken as part of the Project began with the initial project and environmental research. The Initial Study/Mitigated Negative Declaration will be subject to a 30-day

[1] West Valley Water District (WVWD or West Valley) serves water to approximately 206 acres within the City of Jurupa Valley and approximately 123 acres of unincorporated San Bernardino County that are technically within the RCSD boundary. This area is not considered part of RCSD's water service area. (UWMP, p. 3-1.)

public review period. During this review period, public and agency comments on the document relative to environmental issues are to be addressed to:

Ted Beckwith, Director of Engineering (tbeckwith@rcsd.org)
Rubidoux Community Services District
3590 Rubidoux Boulevard
Jurupa Valley, California 92509

Comments received during that time will be considered as part of the Project's environmental review and will be included with the environmental documents for consideration by the RCSD Board of Directors.

Incorporation by Reference and Tiering

Because the proposed Project would provide a net increase the potable water pumping capacity by approximately 1,500 GPM within RCSD's service area, there is a potential the Project could provide water for new land uses contemplated by the Jurupa Valley General Plan (JVGP). The environmental impacts from buildout contemplated under the JVGP were studied and disclosed in the Jurupa Valley General Plan EIR (JVGP EIR). Therefore, this IS/MND tiers off the JVGP EIR in analyzing the Project's potential growth-inducing impacts and potential reasonably foreseeable indirect impacts. As noted above, RCSD does not have discretionary authority over the potential future buildout within its water service area as contemplated in the JVGP. Such potential future development would be subject to CEQA review by the appropriate lead agency at the time such development is proposed.

Section 15150 of the State CEQA Guidelines permits and encourages an environmental document to incorporate by reference other documents that provide relevant data. This IS/MND hereby incorporates the JVGP EIR by reference. The analysis in this IS/MND regarding the Project's potential impacts to each issue area resulting from growth within RCSD's water service area tiers off the JVGP EIR per State CEQA Guidelines Section 15152. To that end, this IS/MND summarizes the significance conclusions from the JVGP EIR and analyzes whether there would be any additional impacts not identified in the JVGP EIR that would result from the proposed Project's provision of water for such potential future development.

Jurupa Valley General Plan EIR

The JVGP EIR was certified in September 2017. The JVGP EIR is a program-level EIR that evaluates the environmental impacts associated with the adoption and implementation of Jurupa Valley's first locally prepared General Plan, the 2017 Jurupa Valley General Plan. The JVGP EIR also identifies General Plan policies that function as mitigation measures to avoid or minimize significant environmental impacts. The JVGP EIR describes the existing conditions of Jurupa Valley and the surrounding area and region as applicable and includes a summary of all relevant federal, state, regional, and local adopted laws and regulations.

The JVGP EIR (consisting of the JVGP Draft and Final EIRs) is available for review at the City of Jurupa Valley Community Development Department, Planning Division, 8930 Limonite Avenue, Jurupa Valley, CA 92509.

II. PROJECT DESCRIPTION

1. Project Title: Well 25 Project

2. Lead Agency: Rubidoux Community Services District
3590 Rubidoux Boulevard
Jurupa Valley, California 92509

3. Contacts Ted Beckwith, Director of Engineering (tbeckwith@rcsd.org)

Phone Number: (951) 512-1255

4. Project Location:

The proposed Project is generally located south of State Route 60 (SR-60), northwest of State Route 91 (SR-91), east of Interstate 15 (I-15), and south of Interstate 10 (I-10), in the City of Jurupa Valley, Riverside County. (See **Figure 3 – Regional Map**.)

The term Project Site, as used in this Initial Study, refers to the Well 25 Site, the Raw Water Pipeline Alignment, the Potential Thompson Expansion Site, the Leland J. Thompson Facility, and the La Verne Mahnke Manganese Treatment Facility, collectively. Each of these locations are shown on **Figure 4 – Project Site** and described below. The Project Site is located within Section 15, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown on the Riverside West, California U.S. Geological Survey 7.5-minute series quadrangle map. (See **Figure 5 – USGS Map**.)

The Well 25 Site encompasses approximately 1.1 acres and is comprised of Assessor's parcel numbers (APNs) 181-120-014 and 181-120-015. The Well 25 Site is located on Mission Boulevard near the intersection of Mission Boulevard/Daly Avenue. The Raw Water Pipeline Alignment would extend approximately 2,640 linear feet from the wellhead at the Well 25 Site, along Mission Boulevard, Daly Avenue, and 34th Street and terminate at the new treatment facility. The new treatment facility would be constructed at either: (i) the Potential Thompson Expansion Site, (ii) the Thompson Facility, or (iii) the LaVerne Mahnke Manganese Treatment Facility (Mahnke Facility). The Potential Thompson Expansion Site encompasses approximately 1.4 acres of vacant land located east of the Thompson Facility on the south portion of APN 181-120-014. The Thompson Facility encompasses approximately 3.2 acres at 5249 34th Street, Jurupa Valley on APN 179-230-019. The Mahnke Facility encompasses approximately 0.35 acres site at the southwest corner of 34th Street/Crestmore Road on APN 179-281-027.

5. Project Applicant/Project Sponsor's Name and Address:

Rubidoux Community Services District
3590 Rubidoux Boulevard
Jurupa Valley, California 92509

FIGURE 3

REGIONAL MAP

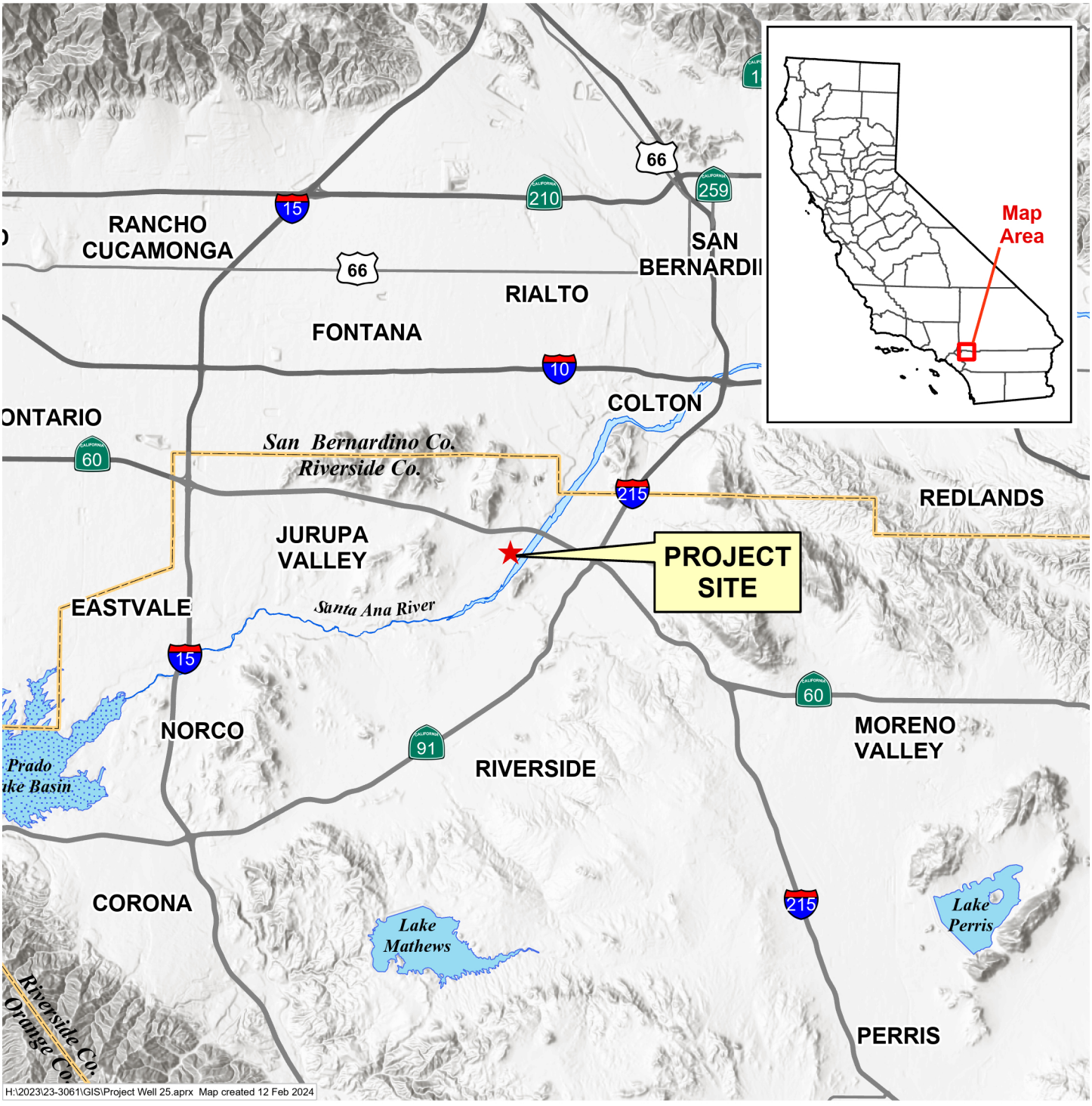

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FIGURE 4

PROJECT SITE

LEGEND

- Well 25 Site
- La Verne Mahnke Manganese Treatment Facility
- Leland J Thompson Water Treatment Facility
- Potential Thompson Expansion Site
- Raw Water Pipeline

0 175 350 Feet

Sources: NearMap Imagery, 2023; Riverside County GIS, 2023.

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FIGURE 5

USGS MAP

LEGEND

- Leland J Thompson Water Treatment Facility
- La Verne Mahnke Manganese Treatment Facility
- Well 25 Site
- Potential Thompson Expansion Site
- Raw Water Pipeline

0 500 1,000 Feet

Sources: National Geographic Society, 2013.

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6. General Plan Land Use Designation and Zoning Designation:

Table 1 – General Plan Land Use Designation and Zoning Designation below identifies the land use designation and zoning designation for each site.

Table 1 – General Plan Land Use Designation and Zoning Designation

Site	General Plan Land Use Designation	Overlays	Zoning
Well 25 Site	Commercial Retail (CR)	Rubidoux Town Center Overlay	Rubidoux Village Commercial (R-VC)
Potential Thompson Expansion Site	Medium High Density Residential (MHDR)	None	Specific Plan Zone (SP-Zone)[a]
Leland J Thompson Water Treatment Facility	Medium High Density Residential (MHDR)	None	Specific Plan Zone (SP-Zone)[b]
La Verne Mahnke Manganese Treatment Facility	Medium High Density Residential (MHDR)	None	Mulitiple Family Dwellings (R-2)
Property Adjacent to the Raw Water Pipeline Alignment	Commercial Retail (CR); Medium High Density Residential (MHDR);	Rubidoux Town Center Overlay	Rubidoux Village Commercial (R-VC); Single Familly Dwellings (R-1); Mulitiple Family Dwellings (R-2)

Notes:

[a] The Potential Thompson Expansion Site is within the boundaries of The District at Jurupa Valley Specific Plan (SP21001)

[b] The Leland K. Shompson Water Treatment Facility is within the boundaries of the Emerald Meadows Ranch Specific Plan (SP337)

7. Description of Project:

The proposed Project consists of construction and operation of a new groundwater well, to replace an existing well, a raw water pipeline, and a water treatment facility.

Well 25

The Well 25 component of the proposed Project consists of the design, drilling, construction, and operation of a new community groundwater well, known as Well 25. Well 25 is proposed to be approximately 16 inches in diameter and drilled to a depth of approximately 200 feet below ground surface with a target production capacity of 1,500 GPM. Well 25 would be equipped with a 75 to 150 horse power (hp) electric motor. The wellhead and approximately 200 linear feet of above-ground piping (including valves) would be constructed on top of a concrete pad. Site improvements also include an approximately 400 square foot (SF) electrical building to house the electronics to operate the well; SCADA[2] antenna, standby backup diesel generator installed on a concrete pad in a waterproof sound attenuation enclosure; a Southern California Edison (SCE) meter and transformer, both installed on concrete pads; and driveway access to the site from Mission Boulevard. The Well 25 Site would be developed with a paved surface area, small detention basin for site runoff and well discharges, and an interior block wall enclosure for sound attenuation. For security purposes, the Well 25 Site would be enclosed with an 8-feet tall CMU wall. [3] Access to the site will be via a locked wrought iron gate from Mission Boulevard. Minimal landscaping is anticipated. Refer to **Figure 6 – Well 25 Preliminary Site Plan**.

As part of the construction of Well 25, an approximately 12-inch diameter pilot bore hole would be drilled to the expected final depth of the well. Following drilling of the bore hole, the larger diameter well would be drilled. As part of the design of the electrical building and other site improvements, two shallow geotechnical borings would be done at the Well 25 Site. These borings would be filled.

Raw Water Pipeline

The Project also includes approximately 2,640 linear feet of raw water pipeline from the wellhead at the Well 25 Site to the proposed water treatment facility. (Refer to **Figure 4 – Project Site.**) This pipeline would be constructed within public rights-of-way (ROW) within Mission Boulevard, Daly Avenue, and 34th Street. An encroachment permit from the Jurupa Valley would be required to construct this pipeline.

[2] SCADA is short for supervisory control and data acquisition. The proposed Well 25 SCADA system will allow operations to be monitored either on the well site or from a remote location.

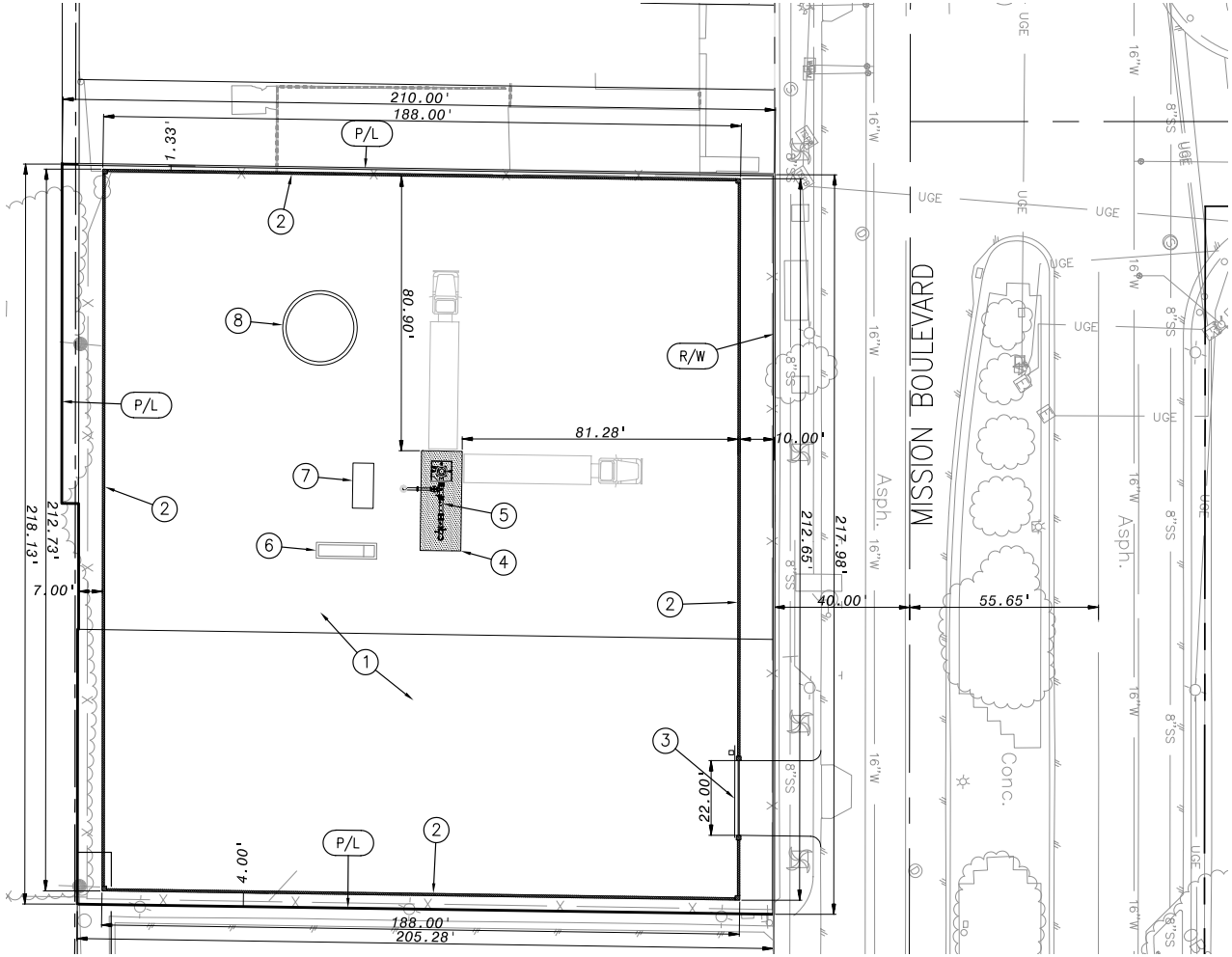
[3] A CMU wall is a wall in which concrete masonry units (CMUs) secured with mortar or interlocked together are the primary construction material.

FIGURE 6

WELL 25 PRELIMINARY SITE PLAN

CONSTRUCTION NOTES

1. 39,000 S.F. OF 3/4" GRAVEL
2. CONSTRUCT 8.0' TALL CMU BLOCK WALL PER DETAIL X ON SHEET X
3. 22' WIDE 8.0' HIGH MOTOR DRIVEN WROUGHT IRON SLIDING GATE, FENCING CONTRACTOR TO BE RESPONSIBLE FOR GATE OPERATOR, TRANSMITTER AND RECEIVER
4. CLASS "A" (3500 PSI) CONCRETE SLAB PER ARCHITECTURAL PLANS
5. 12" DIA. STEEL WELL DISCHARGE PIPING
6. PROP. XXX kW STANDBY GENERATOR WITH OUTDOOR SOUND ENCLOSURE AND FOUNDATION
7. ELECTRICAL EQUIPMENT WITH SUN SHADE
8. 12,000 GALLON BOLTED STEEL TANK FOR PUMP TO WASTE



H:\2023\23-3061\GIS\Project Well 25.aprx Map created 12 Feb 2024

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Sources: PDR Jan. 19, 2024.

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Water Treatment Facility

The Project also includes expansion of the existing treatment capacity for RCSD. The new treatment facility would be constructed at either the Potential Thompson Expansion Site, the Thompson Facility, or the Mahnke Facility. The treatment facility would consist of new treatment vessels and piping for either an IX or GAC water treatment system to treat the anticipated contaminants of manganese and PFAS/PFOS. The current plants have capacity to treat the District's other wells in the local area for similar contaminants. Either new treatment vessels and piping would be constructed at the Thompson Expansion Site or additional treatment vessels would be added and piping configured within the footprints of the Thompson Facility or Mahnke Facility to increase the overall treatment capacity by 1,500 GPM to accommodate the ultimate capacity of Well 25.

Construction of Well 25, the raw water pipeline, and the treatment facility is estimated to take approximately 18 months total.

Although implementation of the proposed Project would increase potable water pumping capacity within RCSD's water service area by 1,500 GPM upon completion and a net increase of 458 GPM when Well 2 is taken out of service, this increase would serve buildout in the water service area that is already planned for in the JVGP and studied in the JVGP EIR. Implementation of the proposed Project would not result in any development not previously studied in the JVGP EIR, which is why this IS/MND is tiering from the JVGP EIR to analyze the Project's reasonably foreseeable indirect impacts.

8. Surrounding Land Uses and Setting:

The Project Site is surrounded by residential homes, commercial properties, and parking lots as shown on **Figure 4 – Project Site**. Rubidoux Mountain (commonly referred to as Mount Rubidoux) is visible from the Project Site when looking towards the southeast. The Jurupa Mountains are partially visible in the distance from the Project Site when looking towards the northwest.

There are three vegetation communities present on the Well 25 Site, non-native grassland, disturbed habitat, and urban/developed land.(BRTM, pp. 7–8.) The non-native grassland is largely dominated by Bermuda grass (*Cynodon dactylon*), ripgut brome (*Bromus diandrus*), slender oat (*Avenabarbata*), puncture vine (*Tribulus terrestris*), flax-leaf fleabane (*Erigeron bonariensis*), spotted spurge *(Euphorbia maculata*), southern Russian thistle (*Salsola tragus*), shortpod mustard (*Hirschfeldia incana*), stinknet (*Oncosiphon pilulifer*), common lambsquarters (*Chenopodium album*), cheeseweed mallow (*Malva parviflora*), cowpen daisy (*Verbesina encelioides*), and prickly lettuce (*Lactuca serriola*). A limited number of annual native herbs were observed within the non-native grassland, specifically annual burweed (*Ambrosia acanthicarpa*) and slender sunflower (*Helianthus gracilentus*).(BRTM, pp. 7–8.) (See **Figure 7 – Vegetation Communities Well 25 and Thompson Expansion Sites**.)

The Potential Thompson Expansion Site also consists of three vegetation communities, non-native grassland, disturbed habitat, and urban/developed land.(BRTM, pp. 7–8.) The northern half of the Potential Thompson Expansion Site consists of ruderal forbs and grasses characteristic of non-native grassland. The quality of non-native grassland on this site has been negatively affected by horse trampling, refuse, and vehicles. Characteristic forbs and grasses observed include bermuda grass (*Cynodon dactylon*), ripgut brome (*Bromus diandrus*), puncture vine, shortpod mustard, southern Russian thistle, cheeseweed mallow, cowpen daisy, common fiddleneck (*Amsinckia intermedia var. menziesi*i), and foxtail barley (*Hordeum murinum*). Native herbs were observed within the non-native grassland, including jimsonweed (*Datura wrightii*) and Palmer's amaranth (*Amaranthus palmeri*). Non-native trees, including tree tobacco (*Nicotiana glauca*) and tree of heaven were observed along the fence line between non-native grassland and developed land on the Potential Thompson Expansion Site. A circular path of disturbed habitat, consisting of loose, upturned soil md horse manure from an active horse training ring, is located in the center of the Thompson Expansion Site. The southern portion of the Thompson Expansion Site consists of urban/developed land characterized by a fenced vehicle junkyard. (BRTM, p. 8.) (See **Figure 7.)**

Both the Thompson Facility and the Mahnke Facility are considered unban/developed land since these sites have been previously graded, are developed with water treatment facilities, and the ground surface is covered with gravel for weed abatement.

The Raw Water Pipeline Alignment is considered urban/developed land since the pipeline will be constructed within the public road rights-of-way of Mission Boulevard, Daly Avenue, and 34th Street either under existing pavement or within the heavily disturbed and compacted road shoulder.

RCSD - WELL 25

FIGURE 7

VEGETATION COMMUNITIES WELL 25 AND THOMPSON EXPANSION SITES

H:\2023\23-3061\GIS\Project Well 25.aprx Map created 12 Feb 2024

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Sources: Dudek, Biological Resources, Oct 18, 2023.

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RCSD currently obtains its water supply from groundwater pumped from the Riverside County portion of the Riverside-Arlington Subbasin, which is referred to as "Riverside South Basin". The District's water service area overlines a portion of the Riverside South Basin. (RCSD UWMP, p. 6-1.) The Riverside South Basin is bound by impermeable rocks of Box Springs Mountains on the southeast, Arlington Mountain on the south, La Sierra Heights and Mount Rubidoux on the northwest, and the Jurupa Mountains on the north. The northeast boundary is formed by the Rialto-Colton fault, and a portion of the northern boundary is a groundwater divide beneath the city of Bloomington. The Santa Ana River flows over the northern portion of the subbasin (Bulletin 118.)

9. **Other Public Agencies Whose Approval is Required** (e.g., permits, financial approval, or participation agreement):

   a. City of Jurupa Valley, Public Works Department – encroachment permit for work in Mission Boulevard, Daly Avenue, and 34th Street

   b. County of Riverside Department of Environmental Health – permit to construct Well 25

   c. California Department of Water Resources – review of well completion report

   d. California State Water Resources Control Board Department of Drinking Water – Permit Amendment Application to add Well 25

   e. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit and Stormwater Pollution Prevention Plan (SWPPP)

   f. South Coast Air Quality Management District – permit for backup generator

10. **California Native Americans Tribes Consulted**
    Have California Native American Tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significant impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    RCSD provided "Notification of Consultation Opportunity" letters dated April 9, 2024 pursuant to Assembly Bill (AB 52) to Tribes that have previously requested such a notice. Letters were sent from RCSD to the San Manuel Band of Mission Indians. Refer to the discussion under Threshold 18, Tribal Cultural Resources for additional information.

11. **Documents Used and/or Referenced in this Review:**

    Refer to the reference list in Section VI.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

RCSD finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

RCSD finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been incorporated and agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

RCSD finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

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

RCSD finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature _____ Date 8/28/24

Printed Name & Title

Brian Laddusaw, General Manager For RCSD

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063I(3)(D). In this case, a brief discussion should identify the following:

    a. **Earlier Analysis Used.** Identify and state where they are available for review.

    b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to

applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format selected.

9) The explanation of each issue should identify:

a. the significance criteria or threshold, if any, used to evaluate each question; and

b. the mitigation measure identified, if any, to reduce the impact to less than significance.

1. Aesthetics	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in the Public Resource Code Section 210099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

(Sources: Caltrans; DOF; JVGP DEIR; JVGP Figure 3-30 – Scenic Corridor and Figure 4-23 – Jurupa Valley Scenic Corridors and Roadways; GE; Project Description; US Census)

1a. Have a substantial adverse effect on a scenic vista?

Direct Impacts

Less Than Significant Impact. The JVGP identifies the Jurupa Mountains, Pedley Hills. Santa Ana River, La Sierra Hills, and the San Gabriel Mountains as scenic vistas. (JVGP DEIR, p. 4.1-17.) The Project Site is flat and located among commercial and residential development and existing water treatment facilities. Views towards the Jurupa Mountains and San Gabriel Mountains are partially obstructed by commercial and residential development and vegetation.

Project related construction activities could have visual impacts from the equipment used. However, these impacts would be temporary and short-term during the approximately 18 month construction period. Once construction of the raw water pipeline, Well 25 and its associated structures, and the treatment facility are complete these construction-related visual impacts would cease.

The structure height and character of the improvements at the Well 25 Site will be a low rise single-story structure and above-ground piping. The treatment facility would consist of new treatment vessels and piping for either an IX or GAC water treatment system. Because the Thompson Facility and Mahnke Facility are already developed with treatment vessels and piping, the addition of new treatment vessels and piping of similar scale, as proposed by the Project, would not result in a substantial adverse effect on a scenic vista. The development of the Potential Thompson Expansion Site would introduce new treatment vessels and piping on vacant property adjacent to an existing treatment facility. Due to the size and scale of the new facilities and the existing surrounding development, there would be no substantial adverse effect

on a scenic vista. For these reasons, direct impacts regarding a substantial adverse effect on a scenic vista would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Regarding effects on a scenic vista resulting from buildout per the JVGP, the *JVGP EIR* states:

> *By its very nature, the 2017 General Plan establishes overall guiding principles or programmatic direction against which to review new development to ensure it does not result in significant impacts to scenic resources, or results in a substantial increase in lighting or glare as development occurs. These programmatic actions will help reduce impacts of individual development projects within the City to less than significant levels. For these reasons, implementation of the City's 2017 General Plan will not make a significant contribution to cumulatively adverse impacts to aesthetic resources.* (JVGP DEIR, p. 4.1-21.)
>
> *The cumulative effect on scenic vistas and visual resources from implementation of the 2017 General Plan would be less than significant because the proposed goals, policies, and programs of the Plan will protect and preserve identified public scenic vistas as future development occurs within the City. As a result, the project would create a less than significant cumulative impact on local scenic vistas, scenic resources, and visual character.* (JVGP DEIR, p. 4.1-21.)

The Santa Ana River and surrounding mountains are not visible from the Project Site.

For the reasons set forth above, direct, reasonably foreseeable indirect, and cumulative impacts regarding effects to a scenic vista are less than significant.

1b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Direct Impacts

No Impact. The proposed Project Site is not near a state scenic highway. The closest officially designated State scenic highway, identified by the California Department of Transportation (Caltrans), is a segment of SR-91, which is more than 20 miles southwest of the Project Site. Additionally, approximately 13 miles southwest of the Project Site a segment of SR-91 has been designated eligible for State scenic highways (GE.) Because the Project Site is not visible from a state designated or state eligible highway, there will be no direct impacts regarding substantially damaging scenic resources within a state scenic highway. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

There are no officially designated scenic highways in Jurupa Valley. (JVGP DEIR, p. 4.1.)

Therefore, implementation of the Project would not damage any scenic resources within or visible from a state scenic highway. As such, no direct, reasonably foreseeable indirect, or cumulative impacts regarding scenic resources within a state scenic highway will occur.

1c. 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?

Direct Impacts

Less Than Significant Impact. Per CEQA Guidelines Section 21071(a)(1), Jurupa Valley is an urbanized area, which is defined as an incorporated city with a population of at least 100,000 persons. As of 2022, Jurupa Valley has a population of 107,609 people. (US Census.) The California Department of Finance (DOF) population estimate for Jurupa Valley as of January 1, 2023, is 104,983. The Well 25 Site is located within the Rubidoux Town Center Overlay with a Rubidoux Village Commercial (R-VC) zoning designation. Based on the Jurupa Valley Municipal Code Section 9.140.020 – Uses permitted, the Community Development Director may find the Project as a permitted use. (JVMC.)

Development standards governing scenic quality for the R-VC Zone are set forth in Section 9.140.030 of the Jurupa Valley Municipal Code (JVMC). The Well 25 Site will be consistent with the setback requirements in JVMC Section 9.140.030(C. 2) and a masonry wall is not required on the property line as outlined by JVMC Section 9.140.030(I), although a masonry wall is proposed. The well equipment would be enclosed in a single-story masonry block building that would be consistent with the height requirements in JVMC Section 9.140.030(G). All lighting on the Well 25 Site would be focused, directed downward onto the Well 25 Site, and arranged to prevent glare or direct illumination on streets or adjoining property consistent with JVMC Section 9.140.030(N).

In addition to the development standards set forth in the JVMC, the JVGP sets forth several goals and policies to protect and preserve scenic quality. **Table 2,** presents the applicable goals and policies and provides a brief discussion of how the proposed Project is consistent.

Table 2 – Project Consistency with Applicable Jurupa Valley General Plan Goals and Policies to Protect Scenic Resources

Goals and Policies		Project Consistency
COS 9. Scenic Resources		
Goal COS 9	*Preserving the City's scenic reources, including mountains, hills, ridgelines, rock outcroppings, canyons, mature trees, Santa Ana River and floodplain, riparian corridors, agricultural fields, views of scenic resources from vista points or along scenic street or highway corridors, and other landscape features deemed significant by the City Council.*	**Consistent.** The Project Site is not located on a mountain, ridgeline, hillside, river view corrido, canyon, agricultural field or along the Santa Ana River. There is no riparian habitat present on the Well 25 Site or the Potential Thompson Expansion Site. Additionally, both the Thompson Facility and Manhke Facility have been previously disturbed and developed with water treatment facilities, thus no riparian habitat is present on these sites. As discussed in response to Threshold 1a, the Project Site is

Table 2 – Project Consistency with Applicable Jurupa Valley General Plan Goals and Policies to Protect Scenic Resources

Goals and Policies		Project Consistency
		flat and located among commercial and residential developments. Views towards the Jurupa Mountains and San Gabriel Mountains are partially obstructed by commercial and residential development and vegetation. As discussed in response to Threshold 1b, the Project Site is not near a state scenic highway. Further, according to *Jurupa Valley General Plan Figure 4-23: Jurupa Valley Scenic Corridors and Roadways*, the Project Site is not adjacent to or within proximity of a designated scenic corridor.
Policy COS 9.1	*Protect scenic resources, especially skylines, undeveloped ridgelines, rocky hillsides, river view corridors, and outstanding scenic vistas not designated for urban uses from development and maintain those resources in their current patterns of use.*	**Consistent.** See the consistency discussion for Goal COS 9.1. The Project Site is designated for urban uses by the Jurupa Valley General Plan. Specifically the land use designation for the Well 25 Site is Commercial Retail (CR) within the Town Center Overlay. The land use designation for the Well 25 Site and the land uses adjacent to the Raw Water Pipeline Alignment is MHDR (Medium High Density Residential). The Thompson Facility and the Potential Thompson Expansion Site are located within the Emerald Meadows Ranch Specific Plan. The Well 25 Site is zoned Rubidoux Village Commercial (R-VC), the Thompson Facility and the Potential Thompson Facility Expansion Site are zoned Specific Plan Zone (SP-Zone) and the Mahnke Facility is zoned Multiple Family Dwelling (R-2).
Policy COS 9.2	*Ensure that development in areas with scenic values, including natural or agricultural landscapes, is visually subordinate to and compatible with the dominant landscape features, colors and textures. Development includes, but is not limited to buildings, signs (including billboard signs), roads, utility and telecommunication lines and*	**Consistent.** The Project Site is not located in an area with scenic values. As discussed in response to Threshold 1a, the Project Site is flat and located among commercial and residential developments and water treatment facilities.

Table 2 – Project Consistency with Applicable Jurupa Valley General Plan Goals and Policies to Protect Scenic Resources

Goals and Policies	Project Consistency
structures. Such development shall: 1. *Avoid visually prominent locations such as ridgelines, and slopes exceeding 20 percent.* 2. *Avoid unnecessary grading, vegetation removal and site lighting.* 3. *Incorporate building forms, architectural materials, and landscaping, that response the setting, including the historical pattern of development in similar settings, and avoid start contrasts with its setting.* 4. *Preserve scenic or unique landforms, significant trees in terms of size, age, species, or rarity, historical features, and rock outcroppings.*	

Table 2 – Project Consistency with Applicable Jurupa Valley General Plan Goals and Policies to Protect Scenic Resources

Goals and Policies	Project Consistency
COS 10. Dark Skies	
Policy COS 10.1 <u>*Outdoor Lighting*</u>*. Require outdoor lighting to be shielded and prohibit outdoor lighting that:* *1. Operates at unnecessary locations, levels, and times* *2. Spills onto areas off-site or to areas not needing or wanting illumination* *3. Produces glare (intense line-of-site contrast)* *4. Includes lighting frequencies (colors) that interfere with astronomical viewing* *Policy COS 10.2 Public Facilities, Buildings, and Streets. Use outdoor light-shielding measures for new and existing lighting fixtures, including signs, to minimize light trespass and glare while enhancing safety and aesthetics.*	**Consistent**. Well 25 will include security lighting on the proposed structure in addition to other strategic locations on the Well 25 Site. Consistent with Policy COS 10.1, the lighting fixtures will either be operated by a timer or light sensitive switches so that lights are only on when necessary. As discussed in the response to Threshold 1d, any lighting installed on the Well 25 Site will be directed downwards so as to avoid light spillage onto adjacent properties.
Mobility Element– Scenic Corridors	
ME 7.3 <u>*Public Equipment and Facilities*</u>*. The City and other agencies should locate and design utility and circulation-related equipment and facilities to avoid blocking or cluttering views of scenic resources from scenic roadways, consistent with the following standards:* *a. Whenever possible, signs in the public right-of-way should be consolidated onto a single low-profile standard.* *b. Public utilities along scenic highways should be installed underground.* *c. The placement and design of fencing, walls, landscaping, and street trees should not block views of scenic resources from Scenic Routes. Clustering of street trees along scenic*	**Consistent.** The Project Site is not located along a scenic corridor or roadway.

Table 2 – Project Consistency with Applicable Jurupa Valley General Plan Goals and Policies to Protect Scenic Resources

Goals and Policies	Project Consistency
roadways should be considered as an alternative to uniform spacing. *d. Traffic signals with long mast arms should be discouraged along scenic roadways.*	

Because the Project is consistent with zoning and applicable General Plan goals and policies to protect scenic resources, the Project would not conflict with local regulations governing scenic quality; therefore, direct impacts will be less than significant. No mitigation is required.

Reasonably Foreseeable Indirect Impacts

Regarding substantially degrading the existing visual character or quality of a site or its surroundings resulting from buildout per the JVGP, the *JVGP EIR* states:

> *It is possible that future private development or public infrastructure may negatively affect existing views of visual resources, although it should be noted the City has adopted design guidelines for certain areas of the City which will also help implement process-oriented measures to protect aesthetic views in the City.* (JVGP DEIR, p. 4.1-17.)
>
> *The following goal and policies of the Conservation and Open Space Element of the 2017 General Plan are related to preservation of visual character: (DEIR, p. 4.1-17; JVGP, pp. 4-8, 4-41–4-43.)*
>
> *Goal COS 8* *Securing and maintaining a diverse network of open lands including valuable natural and recreational resources, including:*
>
> 1. *Santa Ana River floodway and riparian areas.*
> 2. *Jurupa Mountains, Pedley Hills, and Indian Hills.*
> 3. *Wetlands and vernal pools.*
> 4. *Wildlife habitat and corridors, particularly for species of local concern or for species that are officially listed as threatened or endangered.*
> 5. *Parks and natural areas with significant recreational opportunities.*
> 6. *Encourage public access to open space without harming the resource and without exposing the public or the property owners to unacceptable risk.*

7. *Preserve open space and wildlife habitat and help provide trails and other recreation opportunities where they will not harm the environment.*
8. *Avoid actions that will result in the loss of designated open space resources and, when feasible, require mitigation for their loss.*

Goal COS 9 *Preserving the City's scenic resources, including mountains, hills, ridgelines, rock outcroppings, canyons, mature trees, Santa Ana River and floodplain, riparian corridors, agricultural fields, views of scenic resources from vista points or along scenic street or highway corridors, and other landscape features deemed significant by the City Council.*

Policies

COS 8.1 *Environmental Resource Protection. Preserve and maintain open space that protects environmental resources and protects public health and safety.*

COS 8.9 *Open Space Enhancement and Restoration. Encourage, and, as budget resources allow, support the enhancement and restoration of permanently dedicated open space and trail easements. Enhancements may include trail clearing, erosion protection, drainage, fencing, revegetation, trash clean up, directional and interpretive signage, and other improvements the City Council determines necessary for public health and safety.*

COS 9.1 *Protect scenic resources, especially skylines, undeveloped ridgelines, rocky hillsides, river view corridors, and outstanding scenic vistas not designated for urban uses from development, and maintain those resources in their current patterns of use.*

COS 9.2 *Ensure that development in areas with scenic values, including natural or agricultural landscapes, is visually subordinate to and compatible with the dominant landscape features, colors, and textures. Development includes, but is not limited to buildings, signs (including billboard signs), roads, utility and telecommunication lines, and structures. Such development shall:*

1. *Avoid visually prominent locations such as ridgelines, and slopes exceeding 20%, particularly in the visually sensitive Jurupa Mountains.*
2. *Avoid unnecessary grading, vegetation removal, and site lighting.*
3. *Incorporate building forms, architectural materials, and landscaping, that respect the setting, including the historical pattern of development in similar settings, and avoid stark contrasts with its setting.*

4. *Preserve scenic or unique landforms, significant trees in terms of size, age, species or rarity, historical features, and rock outcroppings.*

COS 9.3 Urban development. Implement the following aesthetic principles and encourage other agencies with jurisdiction to do so:

1. *Design Context. Urban development should be designed to reflect its architectural, environmental, and historical context. This does not necessarily prescribe a specific style, but requires deliberate design choices that acknowledge human scale, natural site features, and neighboring urban development, and that are compatible with historical and architectural resources. Plans for sub-areas of the city and within the three town centers may require certain distinctive architectural styles.*
2. *Utilities and Signs. In and near public streets, public spaces and parks, and important scenic resources, features that clutter, degrade, intrude on, or obstruct views should be avoided. Necessary features, such as utility and communication equipment, and traffic equipment and signs should be designed and placed so as to not impinge upon or degrade scenic views, consistent with the primary objective of safety. Billboard and electronic signs within scenic corridors shall require City Council approval.*
3. *Streetscapes and Major Roadways. In the acquisition, design, construction, or significant modification of major roadways (highways/ regional routes and arterial streets), the City will promote the creation of "streetscapes" and linear scenic parkways or corridors that promote the City's visual quality and character, enhance adjacent uses, and integrate roadways with surrounding districts. To accomplish this, the City will:*
    - *Establish streetscape design standards for major roadways.*
    - *Encourage the creation and maintenance of planted medians and widened parkway landscaping.*
    - *Retain mature trees in the public right of way.*
    - *Emphasize the planting and maintenance of California native tree species of sufficient height, spread, form, and horticultural characteristics to create the desired streetscape canopy, shade, buffering from adjacent uses, and other desired streetscape characteristics.*
    - *Encourage the use of water-conserving landscaping, street furniture, decorative lighting and paving, arcaded walkways, public art, and other pedestrian-oriented features to enhance streetscape appearance, comfort, and safety.*
    - *Encourage and, where possible, require undergrounding of overhead utility lines and structures.*

COS 9.4 View Protection in New Development. The City will include in all environmental review and carefully consider effects of new development, streets and road construction, grading and earthwork, and utilities on views and visual quality.

COS 9.5 Views to and from Public Places, Including Scenic Corridors. The City will preserve and improve views of important scenic resources from public places, and encourage other agencies with jurisdiction to do so. Public places include parks, plazas, the grounds of civic buildings, streets and roads, and publicly accessible open space. In particular, the route segments shown in Figure 4-23 below are designated as local scenic corridors. (Note to reader, Figure 4-23 is on page 31 of this IS.)

COS 9.6 Scenic Corridors and Roadways. Development projects along and within scenic corridors, including state highway projects, noise walls, and new private or public construction, shall not wall off scenic roadways and block views of scenic resources. The following measures shall be implemented:

1. *Utilities, traffic signals, and public and private signs and lights shall not intrude on or clutter views, consistent with safety needs.*
2. *Where important vistas of distant landscape features occur along local streets, street trees shall be clustered to facilitate viewing.*

These goals and policies emphasize that the design and planning for new development must take visual or scenic resources into consideration. Several of them direct new development along scenic corridors or roadways to carefully consider major views or other resources. The various measures appear to address major areas of potential concern, so future impacts of development on visual resources will be reduced to less than significant levels. (JVGP DEIR, p. 4.1-17.)

For the reasons set forth in the preceding paragraphs, direct, reasonably foreseeable indirect, and cumulative impacts regarding substantially degrading the existing visual character or quality of a site or its surroundings or conflicting with applicable zoning or other regulations governing scenic quality will be less than significant.

1d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Direct Impacts

Less Than Significant Impact. As discussed in the response to Threshold 1c, the Project will adhere to Jurupa Valley's Conservation and Open Space Dark Sky policies and JVMC Section 9.150.040(11), which will require the project to shield outdoor lightning so light created by the Project is contained on the Project Site, and to prohibit outdoor lighting to operate at unnecessary location, levels, and times, spill over to offsite areas, produce glare, or interfere

with astronomical viewing. The construction of Well 25 Site, Vacant site and the expansion of the Thompson and Mahnke Facilities, for the most part, would not necessitate the use of artificial light as construction is expected to occur during daylight hours. The Project will include new security lighting on the Well 25 Site and Potential Thompson Expansion Site; however, because this lighting will be consistent with the Jurupa Valley Dark Sky policies and JVMC Section 9.150.040, it would not be a new source of substantial light. Further, the area in which the Well 25 Site is proposed is already developed with commercial uses, which have parking lot lights, lights on buildings, and street lights along Mission Boulevard. The Potential Thompson Expansion Site is located adjacent to the existing Thompson Site in an residential area, in which there is existing lighting. Moreover, building materials that will be used for the Project would create substantial amounts glare. During Project operations, in addition to the security lighting the use of additional artificial light may become necessary if emergency repairs at any of the facilities proposed by the Project are required, such lighting will be directed downwards and away from off-site structures and land uses in accordance with Jurupa Valley's Dark Sky policies. Such an event is expected to be infrequent and does not constitute a substantial new source of light. The Project does not propose removing or replacing existing streetlights, or installing new streetlights. As such, impacts are considered to be less than significant**.**

Potential Reasonably Foreseeable Indirect Impacts

Regarding impacts from a new substantial source of light or glare resulting from buildout per the JVGP, the *JVGP EIR* states:

> *Future private development and public improvements within the City would introduce a substantial new source of light and glare in the form of street lighting, parking lots, and security lighting, nighttime traffic, and landscape lighting. This new lighting will incrementally increase overall nighttime conditions in the City and contribute to less "dark sky" conditions. The community has indicated it values rural and semi-rural living conditions, and a major contribution to such conditions is lighting levels that are lower than typical urban or even suburban areas.* (JVGP DEIR, p. 4.1-19.)
>
> *As new development is planned and occurs, care must be exercised to make sure the potential spillage of light from a particular building or site is minimized through the use of fixtures, cut-off shielding, etc. With the proper goals and policies, it will be possible to protect dark sky conditions in the City to the extent possible or practical, but understanding Jurupa Valley is slowly transitioning from a rural/agricultural community to a more suburban/rural community. As that transition occurs, overall ambient lighting levels will increase as vacant or agricultural land with no lighting is converted to some form of development (e.g., even rural equestrian residential development has some type of night lighting impacts).* (JVGP DEIR, p. 4.1-19.)
>
> *Cumulatively, more lighting would be introduced into the area by proposed, existing, and future development both in the City and from surrounding communities. The City cannot control lighting impacts from development or activities outside of its jurisdiction, but the incremental contribution to cumulative*

lighting-related impacts from development within the City can be reduced to less than significant levels by implementing the indicated goals, policies, and programs of the General Plan as outlined in Sections 4.1.2.2. Therefore, the 2017 General Plan would make a less than significant contribution to cumulatively considerable aesthetic impacts from regional growth in western Riverside County, and no programmatic mitigation is recommended. (JVGP, DEIR p. 4.1-20.)

The JVGP Conservation and Open Space Element goal and policies to reduce light and glare within Jurupa Valley are: (JVGP pp. 4-8, 4-49–4-50.)

Goal COS 10 *Minimizing light trespass and pollution caused by exterior light sources in public and private structures, new development, and public facilities to ensure safety, protection of the natural environment, and preservation of dark nighttime skies.*

Policies

COS 10.1 *Outdoor Lighting. Require outdoor lighting to be shielded and prohibit outdoor lighting that:*

1. *Operates at unnecessary locations, levels, and times*
2. *Spills onto areas off-site or to areas not needing or wanting illumination*
3. *Produces glare (intense line-of-site contrast)*
4. *Includes lighting frequencies (colors) that interfere with astronomical viewing.*

COS 10.2 *New Residential Development and Remodeling Projects. Require development projects and major remodel projects to minimize light pollution and trespass while enhancing safety and aesthetics.*

CPS 10.3 *Public Facilities, Buildings, and Streets. Use outdoor light-shielding measures for new and existing lighting fixtures, including signs, to minimize light trespass and glare while enhancing safety and aesthetics.*

COS 10.4 *Commercial and Industrial Buildings. Require that site lighting for commercial and industrial uses is unobtrusive and constructed or located so that only the intended area is illuminated, off-site glare is prevented, and adequate safety is provided.*

COS 10.5 *Public Education and Outreach. Support programs that provide public education on the importance of dark skies and how to protect them. Collaborate with nonprofit and other public agencies to help achieve our goals.*

For the reasons set forth above, direct, reasonably foreseeable indirect, and cumulative impacts regarding the Project's contribution to a new source of substantial light or glare would be less than significant.

2. Agriculture and Forestry Resources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

(Sources: JVGP DEIR*, JVGP Figure 2-5 – 2017 General Plan Land Use Plan; JVGP Figure 4-13 – Farmland in Jurupa Valley; March 2022 City of Jurupa Valley Zoning Map (JVZM))*

2a. 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?

Direct Impacts

No Impact. The Project Site does not include any mapped Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The Project Site is designated "Urban and Built-Up Land" by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program as shown on JVGP Figure 4-13 – Farmland in Jurupa Valley. (JVGP, p. 4-25.) Therefore, there will be no direct impacts to the conversion of Farmland. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The following goal and policies of the JVGP are related to supporting and conserving agricultural uses.

Goal COS 4 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by continuing to accommodate agricultural uses and encourage its expansion, where appropriate.*

Policies

COS 4.1 *Support Agricultural Uses. Employ a variety of agricultural land conservation programs to improve the viability of farms and ranches and thereby ensure the long-term conservation of viable agricultural uses in cooperation with individual farmers, farming organizations, farmland conservation organizations, and the County.*

COS 4.2 *Agricultural Land Conversion. Discourage the conversion of productive agricultural lands to urban uses unless the property owner can demonstrate overarching Community-wide benefits or need for conversion.*

COS 4.3 *Compatible Uses. Encourage the combination of agriculture with other compatible uses to help with the production of food, fiber, and support uses incidental to the on-site agricultural operation. Provide an economic advantage to agriculture uses by allowing activities such as farm stores, retail sales of produce or wares, and related accessory uses.*

LUE 1.3 *Prime Farmland. Encourage conservation of designated Prime Farmland and productive agricultural lands.*

LUE 1.4 *Right-To-Farm. Adhere to the Riverside County Right-To-Farm Ordinance and any subsequent ordinance assuring the ability of farmers to continue with legally established agricultural activities.*

LUE 1.5 *Agricultural. Where it is determined by the City to be compatible, the City will allow new agricultural uses.*

Regarding the conversion of Farmland resulting from implementation of the JVGP, the *JVGP EIR* states:

Although Land Use Element Policies LUE 1.3 and LUE 1.4 clearly indicate prime farmland and the right-to-farm should be protected in the City. It should be noted that the term "development" in this policy applies to building improvements on both private and public actions involving vacant land. However, eventual conversion or loss of agricultural land will be an eventual result of implementation of the 2017 General Plan. As land that currently supports or could support agriculture is developed, there will be less and less agricultural activity in the City. The City's 2017 General Plan reflects the community's desire that agriculture remain viable and active as long as it is economically practical and local landowners wish to farm. The 2017 General Plan clearly states one of its

goals is to provide a transitional process away from agriculture toward rural and suburban land uses. (JVGP DEIR, p. 4.2-13.)

The physical loss of prime agricultural soil (i.e., covering them over with non-agricultural uses) represents a significant environmental impact that cannot be mitigated under the proposed General Plan, mainly because the State Department of Conservation considers these soils to be important state-wide resources and has indicated they believe their loss to be a significant impact under CEQA. Implementation of General Plan goals, policies, and programs regarding agriculture will not reduce environmental impacts related to loss of prime agricultural soils to less than significant levels, and there is no feasible mitigation for this eventual loss (e.g. no long-term preservation programs for agriculture). (JVGP DEIR, pp. 4.2-12–4.2-14.)

For the reasons set forth above, there will be no direct impacts resulting from implementation of the proposed Project regarding the conversion of Farmland to a non-agricultural use. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

2b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Direct Impacts

No Impact. No portion of the Project Site is zoned for agricultural use or subject to a Williamson Act contract. (JVGP, p. 4-25; JVZM.) There will be no direct impacts in this regard and no mitigation is required..

Potential Reasonably Foreseeable Indirect Impacts

In addition to the JVGP Goals and Policies identified in the response to Threshold 2a, above, the JVGP includes the following goal and policies regarding agriculture and related resources: (JVGP, pp. 4-6, 4-12, 9-8, 9-14.)

Goal COS 1 — *Working to protect, preserve, and create the conditions that will promote the preservation of significant trees and other vegetation, particularly native California species.*

Goal EJ 5 — *To be a City that supports and achieves environmental justice by ensuring healthy and affordable housing opportunities for all segments of the community.*

Policies

COS 1.3 — *Other Significant Vegetation. Maintain and conserve superior examples of vegetation, including: agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value.*

EJ 4.9 *Community/Private Gardens. Ensure that regulations allow community and private gardens where residents can grow healthy fruits and vegetables.*

Regarding conflicts with existing zoning for agricultural use or a Williamson Act contract resulting from buildout per the JVGP, the *JVGP EIR* concluded that implementation of the above General Plan goals and policies in addition to JVGP programs that encourage as individuals, non-profit agencies, and Riverside County to seek out grants and programs to promote farmland conservation and encourage sustainable agricultural practices, will provide sufficient transition of agricultural land to rural and suburban land uses and potential impacts to agricultural zoning and William Act contracts will be less than significant. (JVGP DEIR, p. 4.2-9.)

For the reasons set forth in the preceding paragraphs, there will be no direct impact associated with the proposed Project regarding conflicts with existing zoning for agricultural use or a Williamson Act Contract. No new reasonably foreseeable indirect or cumulative impacts beyond those previously studied and disclosed in the *JVGP EIR* would occur.

2c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Direct Impacts

No Impact. The Project Site is not zoned for forest land, timberland, or timberland zoned for Timberland Production areas. (JVGP, p. 4-25; JVZM.) There will be no direct impacts in this regard and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

There is no forestland, timberland, or timberland zoned for Timberland Project within Jurupa Valley. (JVGP DEIR, p. 4.2-9.)

For the reasons set forth in the preceding paragraphs, no direct, reasonably foreseeable indirect, or cumulative impacts would occur in this regard.

2d. Result in the loss of forest land or conversion of forest land to non-forest use?

Direct Impacts

No Impact. There is no forest land in proximity to the Project Site. (JVGP, p. 4-25; JVZM.) Thus, there will be no direct impacts regarding the loss or conversion of forest land and no mitigation is required.

Potential Reasonably Foreseeable Impacts

There is no forest land within Jurupa Valley. (JVGP, p. 4.2-9.)

For the reasons set forth in the preceding paragraphs, no direct, reasonably foreseeable indirect, or cumulative impacts with regard to the loss of or conversion of forest land will occur.

2e. 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?

Direct Impacts

No Impact. As discussed in response to Threshold 2a above, there is no designated Farmland on the Project Site or within the Atkinson PZ (1066) that Well 25 would serve. The proposed Project is located within an urban area and does not include any component that would result in the conversion of Farmland or forest land to other uses. As discussed in response to Threshold 2d above, there is no forest land on or in the proximity of the Project Site. Thus, there will be no direct impacts in this regard and no mitigation is required..

Potential Reasonably Foreseeable Indirect Impacts

Refer to the response to Threshold 2a above, for a discussion regarding the conversion of Farmland to non-agricultural uses within Jurupa Valley.

As discussed in response to Threshold 2d above, there is no forest land in the city of Jurupa Valley.

For the reasons set forth in the response to Threshold 2a, there will be no direct impacts resulting from implementation of the proposed Project regarding the conversion of Farmland to a non-agricultural use. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR* regarding the conversion of Farmland.

Regarding the conversion of forest land to non-forest use, for the reasons set forth in the preceding paragraphs, no direct impacts would occur, and no new reasonably foreseeable indirect, or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR.*

3. Air Quality	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

(Sources: AQMP; CARB; JVGP; JVGP DEIR; SCAQMD-A; SCAQMD-B; WEBB-A*)*

3a. Conflict with or obstruct implementation of the applicable air quality plan?

Direct Impacts

No Impact. Jurupa Valley is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) prepares the Air Quality Management Plan (AQMP) for the Basin. The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP's control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

The proposed Project consists of public utility improvements that do not directly impact population projections or conflict with local land use plans. The increase in capacity of the new well would accommodate planned and expected growth within RCSD's water service area, based on the development envisioned in the JVGP. Thus, no indirect impacts will occur. For these reasons, the Project does not conflict with or obstruct implementation of the AQMP. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The Air Quality Element of the JVGP includes the following goal and policies related to consistency with regional plans: (JVGP p. 6-8.)

> *Goal AQ 1* *To be a City that works with regional, sub-regional, and state agencies to protect and improve air quality and reduce greenhouse gas emissions.*

Policies

AQ 1.1 *Regional Participation. Promote and participate with regional, subregional, and state agencies, both public and private, in all areas to protect and improve air quality, including enforcement of all regulations.*

AQ 1.2 *Air Quality Measures. Establish and implement air quality, land use, and mobility measures that improve not only the C'ty's environment but also that of the entire region.*

Regarding conflicting with or obstructing implementation of the AQMP, the *JVGP EIR* states:

> *An AQMP consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. It fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans. The SCAQMD has the following consistency criteria:*
>
> - *Consistency Criterion No. 1: The 2017 General Plan is a programmatic document and by itself would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. In fact, the goals, policies, and programs of the Air Quality Element are designed to help minimize air pollutant emissions from future development to the degree possible and practical given the limits of City control over this regional issue.*
> - *Consistency Criterion No. 2: Future development under the 2017 General Plan will not exceed the growth assumptions in the 2012 AQMP. The 2012 AQMP is based on regional growth projections developed by the Southern California Association of Governments (SCAG). Future land uses under the proposed General Plan would result in more traffic than at present. However, land uses are generally similar to those identified in the County's Jurupa Area Plan (see previous Table 3.A) which means buildout of the City under the 2017 General Plan would be equivalent to buildout that would have occurred under the County's General Plan. The AQMP was based on the County's General Plan land use data and growth projections, so the proposed 2017 General Plan is consistent in terms of growth and land use buildout to that data used to prepare the AQMP. In addition, the previous Sections 4.10, Land Use and Planning, and Section 4.13, Population, Housing, and Employment, demonstrate that the 2017 General Plan is consistent with the regional land use, housing, and transportation planning documents prepared by the (SCAG).* (JVGP DEIR, p. 4.3-26.)

For these reasons, the proposed 2017 General Plan is consistent with the AQMP at a programmatic level. (JVGP DEIR, p. 4.3-26.)

For the reasons set forth in the preceding paragraphs, no direct impacts would occur, and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

3b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?

Direct Impacts

Less Than Significant Impact. The portion of the Basin within which the proposed Project Site is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under the state standards and in a non-attainment area for ozone, and PM-2.5 under federal standards. (CARB.) The SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same. (SCAQMD-A.) Therefore, projects that exceed project-specific significance thresholds are considered by SCAQMD to be cumulatively considerable. Based on SCAQMD's regulatory jurisdiction over regional air quality, it is reasonable to rely on its thresholds to determine whether there is a cumulative air quality impact.

Air quality impacts can be described in a short- and long-term perspective. Short-term impacts will occur during site grading and Project construction. Long-term air quality impacts will occur once the Project is in operation Operational emissions sources are limited because the well pumps are electric. The primary source of operational emissions is the routine visits by vehicles driven by maintenance personnel and are considered negligible; therefore, only short-term construction impacts were evaluated.

All active operations (any activity capable of generating fugitive dust, including, but not limited to, earth-moving activities, construction/destruction activities, disturbed surface area, or heavy- and light-duty vehicular movement) within the Basin would be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions, which is established in SCAQMD Rule 403. Compliance with this rule would be achieved through application of standard best management practices in construction and operation activities, such as the application of water or chemical stabilizers to disturbed soils, reducing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 or more acres of soil, or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD.

The air quality impacts from the Project were evaluated in the Air Quality and Greenhouse Gas (AQ/GHG) Analysis prepared for the Project (WEBB-A) and provided in Appendix A.

The construction of the Project will be required to comply with SCAQMD Rule 403 for fugitive dust. Based on the area of disturbance, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Short-term emissions were evaluated using the California Emissions Estimator Model (CalEEMod) version 2022.1 computer program. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. The default parameters within CalEEMod were used, except as identified below, and these default values generally reflect a worst-case scenario, which means that Project emissions are expected to be equal to or less than the estimated emissions.

The estimated construction period for the proposed Project is approximately 14 months as identified in **Table 3 – Estimated Construction Schedule**.

Table 3 – Estimated Construction Schedule

Construction Activity	Start Date	End Date	Total Working Days
Well Drilling	July 1, 2024	July 31, 2024	23 days
Well Testing	August 1, 2024	August 31, 2024	22 days
Well Installation/Construction	September 1, 2024	August 31, 2025	260 days
Well Site Architectural Coating	August 25, 2025	August 31, 2025	5 days
Well Site Paving	August 25, 2025	August 31, 2025	5 days
Water Treatment Construction	September 1, 2024	May 31, 2025	195 days
Waterline Trenching	September 1, 2024	October 18, 2024	35 days
Waterline Repaving	October 19, 2024	October 25, 2024	5 days

The equipment to be used for each construction activity is shown in **Table 4 – Construction Equipment List** and is based on engineering estimates. The engine tier for each piece of equipment is calculated using CalEEMod defaults for the statewide fleet average emissions factors:

Table 4 – Construction Equipment List

Construction Activity	Off-Road Equipment	Unit Amount	Hours per Day
Well Drilling	Bore/Drill Rig[1]	1	24
	Air Compressor	1	8
Well Testing	Other Const Equipment [2] (temporary diesel pump engine)	1	24
	Air Compressor	1	8
Well Construction/Grading	Crane	1	8
	Grader	1	8
	Rubber Tired Dozer	1	8
	Welder	1	8
	Tractor/Loader/Backhoe	2	8
Well Site Paving	Pavers	1	8
	Paving Equipment	1	8
	Roller	1	8
Well Site Architectural Coating	Air Compressor	1	8
Water Treatment Construction	Crane	1	8
	Tractor/Loader/Backhoe	1	8
Waterline Trenching	Excavator	1	8
	Rubber Tired Loader	1	8
	Tractor/Loader/Backhoe	2	8
Waterline Re-Pavement	Pavers	1	8
	Paving Equipment	1	8
	Roller	1	8

Notes:[1] Bore/Drill Rig is only anticipated to be used for one month but modeled conservatively for the entire duration of the construction activity.
[2] The Other Construction Equipment represents a 200hp diesel pump.

- To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, the Project utilized the mitigation option of watering the Project Site three times daily which achieves a control efficiency of 74 percent for PM-10 and PM-2.5 emissions. Two (2) one-way vendor trips per day were added to the well drilling, well construction and paving activities to account for water truck trips.
- Four (4) one-way vendor truck trips per day were added to each construction activity except for well drilling, well testing and well site architectural coating for material delivery/hauling.
- The waterline length is approximately 2,640 LF and assumed a disturbance width of 12 feet. The entire waterline disturbance area of approximately 0.73 acres is assumed to be re-paved.
- The approximately 1.4-acre water treatment site is conservatively assumed to be paved with asphalt.
- The approximately 1.1-acre well site includes a 400 square foot building and assumes 0.25 acres are used as a basin and the remaining 0.81 acres will be paved.

Maximum daily emissions from Project construction are summarized in **Table 5 – Estimated Maximum Daily Construction Emissions** and compared to the SCAQMD's daily regional thresholds:

Table 5 – Estimated Maximum Daily Construction Emissions

	Peak Daily Emissions (lb/day)					
	VOC	**NO_X**	**CO**	**SO_2**	**PM-10**	**PM-2.5**
SCAQMD Daily Construction Thresholds[1]	**75**	**100**	**550**	**150**	**150**	**55**
2024	4.47	**32.70**	**36.40**	**0.07**	**3.81**	**2.33**
Well 25	2.35	21.90	22.00	0.04	3.06	1.84
Water Treatment Facilities[1]	2.12	10.80	14.40	0.03	0.75	0.49
2025	**7.65**	29.80	33.78	0.06	3.64	2.18
Well 25	7.14	24.80	28.30	0.05	3.33	1.97
Water Treatment Facilities[1]	0.51	5.00	5.48	0.01	0.31	0.21
Maximum[2]	**7.65**	**32.70**	**36.40**	**0.07**	**3.81**	**2.33**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: *WEBB*-A, Table 2

Notes:

[1] Water Treatment Facilities emissions include the maximum emissions from construction of either the water treatment construction or the water pipeline.

[2] To be conservative, the maximum emissions are the greater of either construction in 2024 or 2025 and the emissions for each year are the sum of both Well 25 and the water treatment facility because some of these activities overlap in each year. Numbers are the maximum of summer or winter emissions each year. Emissions may not match due to rounding within the model.

As shown in **Table 5**, the maximum daily criteria pollutant emissions from construction of the proposed Project would be below the SCAQMD daily regional thresholds for all criteria pollutants. Impacts would be less than significant**.** No mitigation is required.

In addition to the daily regional thresholds, the SCAQMD has developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The Project is located in SRA 23. (WEBB-A, p. 5.)

According to the LST methodology, only on-site emissions need to be analyzed. Emissions associated with vendor and worker trips are mobile source emissions that occur off site. The emissions analyzed under the LST methodology are NO_x, CO, PM-10, and PM-2.5. SCAQMD has provided LST lookup tables to allow users to readily determine if the daily emissions for proposed construction or operational activities could result in significant localized air quality impacts for projects five acres or smaller. The LST tables can be used as a screening tool to determine if dispersion modeling would be necessary. If project-related emissions are below the

LST table emissions, no further analysis is necessary. The Project disturbs approximately one acre per day. Therefore, the LST for a one-acre site was utilized.

The LST thresholds are estimated using the maximum daily disturbed area (in acres) and the distance of the Project to the nearest sensitive receptors (in meters). The nearest sensitive receptors are residential properties adjacent to the southwest boundary of the Well 25 Site, along the proposed water pipeline alignment, and the water treatment facility sites. According to LST methodology, projects with boundaries closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. Therefore, a receptor distance of 25 meters (85 feet) was used to ensure a conservative analysis. **Table 6 – Unmitigated LST Results for Daily Construction Emissions** identifies the on-site construction emissions of the proposed Project.

Table 6 – Unmitigated LST Results for Daily Construction Emissions

Pollutant	Peak Daily Emissions (lb/day)			
	NO_X	CO	PM-10	PM-2.5
LST Threshold for 1-acre at 25 meters	**118**	**602**	**4**	**3**
Well Drilling (2024)	5.50	8.72	0.20	0.19
Well Testing (2024)	12.00	11.60	0.47	0.44
Well Installation/Construction (2024)	**21.60**	**20.70**	**2.81**	**1.78**
Well Installation/Construction (2025)	19.30	19.80	2.68	1.67
Well Site Architectural Coating (2025)	1.18	1.52	0.04	0.03
Well Site Paving (2025)	3.73	4.99	0.17	0.16
Water Treatment Construction (2024)	**5.20**	**5.07**	**0.21**	**0.20**
Water Treatment Construction (2025)	4.76	5.03	0.19	0.18
Waterline Trenching (2024)	**5.06**	**7.98**	**0.23**	**0.21**
Waterline Repaving (2024)	3.91	5.01	0.19	0.18
Maximum[1]	**31.86**	**33.75**	**3.25**	**2.19**
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: WEBB-A, Table 3

Notes:

[1] Maximum emissions are greater of either: 1) well drilling alone; 2) well testing alone; 3) the sum of well construction, water treatment construction, and waterline trenching in 2024; 4) the sum of well construction, water treatment construction and waterline repaving in 2024; 5) the sum of well construction and water treatment construction in 2025; or 6) the sum of well construction, well site architectural coating, and well site paving in 2025 since these activities overlap. Maximum emissions are shown in bold.

As shown in **Table 6**, all concentrations of pollutants would be below the SCAQMD's short-term LST. Therefore, short-term LST air quality impacts would be less than significant**.** No mitigation is required.

The long-term emissions from the Project, as discussed previously, are primarily in the form of mobile source emissions, with no stationary sources of emissions present. The new pumps at the Well 25 Site will be electric. The proposed well would also have a temporary diesel-powered emergency generator. According to the LST methodology, LSTs only apply to the operational phase if a project includes stationary sources or on-site mobile equipment generating on-site emissions. Because the emergency generator will only be used during emergency power outages and routine testing, emissions would be negligible. The RCSD will be required to obtain an SCAQMD permit to install and operate the emergency generator. The SCAQMD permitting process would ensure that the Project meets regulatory requirements through the application review process and by placing specific operating conditions on the permit such as operating hour limits. As such, no further analysis of the emergency generator was prepared.

In sum, the Project's short-term emissions do not exceed the SCAQMD established thresholds of significance on either a regional or localized level and the Project does not include stationary sources or on-site mobile equipment generating on-site emissions. All applicable equipment (such as emergency standby diesel generators that are used on a limited basis) is permitted through SCAQMD. The SCAQMD permitting process would ensure that the Project meets regulatory requirements through the application review process and by placing specific operating conditions on the permit. For these reasons, the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Impacts are less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to the JVGP goal and policies identified in the response to Threshold 3a above, the JVGP Air Quality Element also includes the following goals and policies to minimize air pollutant emissions to the greatest degree practical: (JVGP pp. 6-8–6-12, 6-14, 6-16, 9-10.)

Goal AQ 2	*To be a City that helps protect its residents, and especially senior citizens, youth and other sensitive receptors, from toxic air pollution.*
Goal AQ 3	*To be a City that works to reduce emissions from stationary and mobile sources.*
Goal AQ 4	*To be a City that employs measures to improve the jobs/housing balance and reduce commuting time.*

<u>Policies</u>

AQ 2.1 *Site Plan Designs. Require City land use planning efforts and site plan designs to protect people and land uses sensitive to air pollution, using barriers and/or distance from emissions sources, and protect sensitive receptors from polluting sources, wherever possible.*

AQ 3.1 *Stationary Pollution Reduction. Require stationary pollution sources to prevent the release of toxic pollutants through the following:*

1. *Design features;*
2. *Operating procedures;*
3. *Preventive maintenance;*
4. *Operator training; and*
5. *Emergency response planning*

AQ 3.5 *Fugitive Dust Reduction Measures. Apply, as appropriate, measures contained in the County's Fugitive Dust Reduction to the entire City.*

AQ 4.2 *Particulate Matter. Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights of way, and off-road vehicles to the maximum extent possible.*

AQ 4.4 *Natural Gas/Electric Vehicles. Support efforts to encourage the use of natural gas and electric vehicles in distribution centers.*

AQ 5.2 *Energy Conservation. Encourage advanced energy conservation techniques and the incorporation of energy efficient design elements for private and public developments, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling, and offer incentives, as appropriate.*

AQ 6.9 *Natural Gas/Electric Vehicles. Support efforts to encourage the use of natural gas and electric vehicles in distribution centers.*

AQ 7.7 *Pedestrian and Bicycle Facilities. Emphasize the use and improvement of pedestrian and bicycle facilities when funding transportation improvements.*

EJ 2.4 *Stationary Source Emissions. Require, wherever possible, existing sources of stationary emissions near sensitive land uses to relocate and/or incorporate measures to minimize emissions.*

EJ 2.6 *Mitigate Air Quality. Identify resources for the existing sensitive receptors experiencing adverse air quality issues to incorporate measures to improve air quality such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners, and other measures.*

EJ 2.7 *Latest Technologies. Give preference in approving commercial and industrial development to those projects that incorporate the latest technologies to reduce diesel emissions.*

The *JVGP EIR* concluded that although implementation of the 2017 General Plan policies will help reduce programmatic air quality impacts from future land uses (i.e., air pollutants generated

by new development) these policies will not be able to reduce impacts from future development to less than significant levels when compared to SCAQMD daily thresholds. Individual projects will have to identify and implement their own project-specific mitigation; however, there are no additional programmatic measures available other than the goals, policies, and programs of the JVGP Air Quality Element and other elements of the 2017 General Plan that will help reduce air pollution from future development. Further, future development projects may exceed SCAQMD daily thresholds even with project-specific mitigation. (JVGP DEIR, p. 4.3-21.)

Because no additional feasible mitigation is available at a programmatic level and because even with implementation of all the goals, policies, and programs in the JVGP, long-term air pollutant emissions from future development may exceed SCAQMD daily thresholds impacts; associated with implementation of the JVGP are considered significant and unavoidable. (JVGP DEIR, p. 4.3-21.)

For the reasons set forth in the preceding paragraphs, the Project's direct impact regarding a cumulatively considerable net increase in criteria pollutant emissions for which the Project region is non-attainment is less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR* would occur.

3c. Expose sensitive receptors to substantial pollutant concentrations?

Direct Impacts

Less Than Significant Impact. People most likely to be affected by air pollution, as identified by the SCAQMD, may include children, the elderly, and people with cardiovascular and chronic respiratory diseases. Sensitive receptors may include residences, schools, playgrounds, athletic facilities, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. (SCAQMD-B.)

Sensitive receptors in the Project vicinity include existing residences located adjacent to the southwest boundary of the Well 25 Site, along the proposed Raw Water Pipeline Alignment, and the each of the potential water treatment facility sites. The construction emissions were found to be less than significant, as indicated above in the response to Threshold 3b above. Operational emissions were also found to be less than significant (refer to response to Threshold 3b). Hence, the Project would not expose sensitive receptors to substantial pollutant concentrations and direct impacts are considered less than significant. No mitigation is required.

Reasonably Foreseeable Indirect Impacts

In addition to JVGP Goal AQ 2, Goal AQ 3 and policies AQ 2.1, AQ 3.4, AQ 3.5, EJ 2.4, 2.6, and EJ 2.7, identified in the response to Threshold 3b above, the JVGP Air Quality Element and Environmental Justice Element includes the following goal and policies specifically intended to protect sensitive receptors: (JVGP pp. 6-9, 9-8, 9-10–9-11.)

Goal EJ 3	*To be a City that supports and achieves environmental justice by ensuring a reduction in disproportionate environmental burdens affecting low-income and minority populations.*

Policies

AQ 2.2 *Pollution Control Measures. Strongly encourage the use of pollution control measures such as landscaping, vegetation and other materials that trap particulate matter or control pollution.*

AQ 2.4 *Tree Planting. Consider creating a citywide program to plant trees that help to filter pollutants from the air, provide shade, and add oxygen to the atmosphere.*

EJ 2.2 *Sensitive Land Use Buffers. Require that proposals for new sensitive land uses incorporate adequate setbacks, barriers, landscaping, or other measures as necessary to minimize air quality impacts.*

EJ 2.3 *School Buffers .Provide adequate buffers between schools and industrial facilities and transportation corridors.*

EJ 2.5 *Residential Buffers. Require that zoning regulations provide adequate separation and buffering of residential and industrial uses.*

EJ 2.8 *Separation of Uses. Build new sensitive land uses with sufficient buffering from industrial facilities and uses that pose a significant hazard to human health and safety. The California ARB recommends that sensitive land uses be located at least 1,000 feet from hazardous industrial facilities.*

EJ 2.11 *Toxic Emissions. Ensure that low-income and minority populations understand the effect of projects that may use or generate toxic materials or emissions.*

EJ 2.14 *Truck Idling. Seek the necessary funding and resources to enforce the statewide idling limit of five minutes for heavy-duty diesel vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 pounds or more.*

EJ 2.17 *Brownfield Sites. Promote the remediation and reuse of contaminated brownfield sites within the City, with priority given to those near environmental justice populations.*

Regarding localized air quality impacts resulting from vehicular traffic increases as a result of a specific project, the *JVGP EIR* concluded that because the SCAQMD has demonstrated that the Basin is in attainment for CO and that there are no “hotspots” anywhere in the Basin, even at intersections with much worse congestion than anywhere in Riverside County, it follows that any local impacts from a particular project will be below the above applicable thresholds, and thus sensitive receptors would not be impacted by CO hotspots in Jurupa Valley. (JVGP, p. 4.3-21.)

Regarding LSTs developed by the SCAQMD, the JVGP DEIR concluded that future development in Jurupa Valley may result in exceedances of LSTs; however, specific mitigation

would be required for such projects to assure there would be no significant impact to nearby sensitive receptors. (JVGP DEIR, pp. 4.3-21–4.3-22.)

Regarding sensitive receptors and Toxic Air Contaminants (TACs), the *JVGP EIR* identified diesel particulate matter (DPM) associated with diesel truck exhaust as the most common TAC in Jurupa Valley. As discussed in the JVGP DEIR, the SCAQMD recommends preparation of a Health Risk Assessment for individual large commercial or industrial projects. (JVGP DEIR, p. 4.3-22.)

Regarding the exposure of sensitive receptors to substantial pollutant concentrations, the *JVGP EIR* concluded, that implementation of the 2017 General Plan goals, policies, and programs will provide sufficient protection for sensitive receptors and programmatic impacts from implementing the 2017 General Plan would be less than significant. (JVGP DEIR, p. 4.3-23.)

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

3d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Direct Impacts

Less Than Significant Impact. The Project presents the potential for generation of other emissions such as those leading to odors in the form of diesel exhaust during construction in the immediate vicinity of the Project Site and operation of the emergency standby diesel generator. Odors generated during construction will be short-term, be limited to the Project Site, and would cease to occur after construction is completed. Only infrequent maintenance of the proposed well facilities will be required in which any potential odors would disperse quickly and cease after maintenance activities are completed. No other emissions are anticipated to result from the Project that could adversely affect substantial numbers of people. As such, direct impacts will be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP Goal AQ 2 and policy AQ 2.1 identified in the response to Threshold 3b, above, and policy AQ 2.2 identified in the response to Threshold 3c, the JVGP Land Use Element includes the following policies regarding odors: (JVGP pp. 2-38, 2-42.)

Policies

LU 3.5 *Residential Compatibility. Commercial uses abutting residential properties shall be designed to protect the residential use from the impacts of noise, vibration, light, fumes, odors, vehicular traffic, parking, and safety hazards.*

LU 4.3 *Locations. Locate and design new public facilities to protect sensitive uses, such as schools and housing, from impacts due to*

noise, vibration, light, fumes, odors, and vehicular traffic, parking and safety hazards.

Regarding the generation of odors affecting a substantial number of people, the *JVGP EIR* concluded that based on the types of land uses proposed under future development within Jurupa Valley, long-term objectionable odors are not expected to occur during construction or occupancy of typical land uses, especially for residential projects. Some potential sources of odors include emissions from diesel trucks and trash storage areas, mainly in commercial and industrial projects. In addition, solid waste generated by future land uses would be collected by a contracted waste hauler, ensuring that any odors resulting from operations would be adequately managed. Typical procedures that stem from JVGP goals and policies would generally prevent the proliferation of odors, so no significant odor impacts are expected to occur. Therefore, with implementation of the JVGP goals and policies programmatic odor impacts from implementing the JVGP would be less than significant and no mitigation is required. (JVGP DEIR, p. 4.3-24.)

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

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

(Sources: BRTM; JVGP; JVGP DEIR; RCA MSHCP*)*

The analysis in this section is based on the findings of the *Riverside County Sanitation District – Jurupa Valley Well 25 and Treatment Site Project – NEPA Biological Resources Technical Memorandum* (the "BRTM"), which is included as Appendix B of this Initial Study. The Project's BRTM was prepared by Dudek to identify potential federal biological resources constraints for the Well 25 Site and the Potential Thompson Expansion Site (referred to as the Study Areas). The BRTM included a thorough review of pertinent literature, site reconnaissance to characterize existing flora, fauna, and vegetation communities. Federal register listings, protocols, and species data provided by the United States Fish and Wildlife Service (USFWS) were reviewed in conjunction with anticipated federally listed species potentially occurring within the region of the Project Site. The California Natural Diversity Database (CNDDB), a California Department of Fish and Wildlife (CDFW) Natural Heritage Division species account database, was also reviewed for all pertinent information regarding the locations of known occurrences of sensitive species in the vicinity of the Project Site. Additionally, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. (BRTM, pp. 4-5.)

In order to characterize and identify potential sensitive plant and wildlife habitats and to establish the accuracy of the data identified in the literature search, reconnaissance-level field surveys were conducted on September 8, 2023 and September 9, 2023. The reconnaissance survey for the Well 25 Site and the Potential Thompson Expansion Site was conducted on foot to visually cover 100% of these sites. During the reconnaissance survey habitat assessments were conducted for, but not limited to, the following target species/groups: sensitive plants, coastal California gnatcatcher (a federally threatened and California species of special concern), burrowing owl (a California species of special concern), and San Bernardino kangaroo rat (a federally endangered and California species of special concern), least Bell's vireo (a federally threatened species of concern), Southwestern Willow Flycatcher (a federally endangered species of concern), Santa Ana Sucker (a federally threatened species of concern), and Delhi Sands Flower-Loving Fly (a federally endangered species of concern). (BRTM, pp. 9–11.)

4a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Direct Impacts

Less Than Significant With Mitigation Incorporated. The Well 25 Site contains three vegetation communities, Non-Native Grassland, Disturbed Habitat, and Urban/Developed Land, with Non-Native Grasslands and Disturbed Habitat being the predominant habitats on that site. The surrounding study area of the Well 25 site consists of Developed Land. (Refer to **Figure 7 – Vegetation Communities Well 25 and Thompson Expansion Sites**.) Because these vegetation communities support limited natural ecological processes, native vegetation, or habitat for wildlife species, they are not considered sensitive by federal agencies. Ornamental vegetation was observed within portions of the mapped Developed Land. This ornamental vegetation may provide suitable nesting and foraging habitat for common resident and migratory bird species protected under the Migratory Bird Treaty Act (MBTA). The Potential Thompson Expansion Site contains Non-Native Grasslands, Disturbed Habitat, and Urban/Developed Land. Non-Native Grasslands are present on the northern half of the Thompson Expansion Site, A small circular patch of Disturbed Habitat occurs in the center of this site from an active horse training ring. The southern half of the Potential Thompson Expansion Site consists of Developed Land. (BRTM, pp. 7-8.) The Thompson Facility Site, Mahnke Facility Site, and Raw Water Pipeline Alignment consists of Urban/Developed Land due to the presence of the existing treatment facilities and paved roadways.

No special status species or sensitive plant species were observed during the biological reconnaissance of the Well 25 Site and the Potential Thompson Expansion Site. Based on the results of the initial habitat assessment and the CNDDB database search, a total of four (4) sensitive plant species have potential of occurring within the vicinity of the Study Area. (BRTM, pp. 11–12.) As indicated in **Table 7**, no sensitive habitats, state or federally listed threatened, endangered are expected to occur within or adjacent to the Study Area. (BRTM, p. 13.) Because the Thompson Facility Site and Mahnke Facility Site have been previously developed with existing treatment facilities, compacted and hardscaped with gravel, and regularly maintained for weed abatement, these sites are not conducive to special status or sensitive plant species, due to the lack of suitable habitat.

Table 7 – Sensitive Plant Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
San Diego ambrosia (*Ambrosia pumila*)	San Diego ambrosia is endemic to Southern California. It flowers from May through October at elevations below 1,600 feet and generally occurs in floodplain terraces and watershed margins of vernal pools and alkali playas, as well as open grasslands and upland areas on clay slopes.	Not expected to occur within the Study Area based on disturbed conditions, lack of native habitat or undisturbed soils.
Nevin's Barberry (*Berberis nevinii*)	Nevin's Barberry inhabits a variety of different topographical conditions ranging from nearly flat sandy washes, terraces, and canyon floors to ridges and mountain summits. This plant is also associated with mesic habitats and plant communities such as alluvial scrub, chamise chaparral, coastal sage scrub, oak woodland, and riparian scrub or woodland.	No suitable topography, mesic or native habitat is present within theStudy Area to support Nevin's barberry.
Santa Ana River Woolly Star (*Eriastrum densifolium ssp. sanctorum)*	Santa Ana River Woolly Star is endemic to the Santa Ana River drainage in Southern California, in Riversidian alluvial fan sage scrub communities. It thrives in open areas that receive a lot of sun and where there are infrequent flood events that contribute to seed dispersal. It grows in sandy areas and is a pioneer subshrub that flowers between May and August, and fruits from July to October.	Not expected to occur onsite based on lack of native habitat. The Santa Ana River is separated from the Study Area by urban development.

Table 7 – Sensitive Plant Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Slender-horned spineflower (*Dodecahema leptoceras*)	Slender-horned spineflower is an annual plant endemic to southwestern California. It is found in silt-rich floodplains and washes in alluvial fan sage scrub and areas prone to drought. Specifically, slender-horned spineflower occurs in the floodplains surrounding the Santa Ana and San Jacinto Rivers.	Not expected to occur within the Study Area. No alluvial fans, alluvial sage scrub, or silt-rich floodplains occur on either study area to support slender-horned spineflower. Although this species is present within alluvial fan scrub along the Santa Ana River, which lies approximately 0.20 miles east from the Study Area, it is separated by urban development.

Source: BRTM, pp. 11-12.

Based on the results of the initial habitat assessment and CNDDB search, a total of six (6) federally listed threatened or endangered wildlife species and one federal candidate wildlife species have the potential of occurring within the immediate vicinity of the Study Area : Stephens' kangaroo rat (*Dipodomys stephensi*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), Santa Ana sucker, Delhi Sands flower-loving fly, and monarch butterfly (*Danaus plexippus*). As indicated in **Table 7 – Sensitive Wildlife Species Assessment**, no state or federally listed threatened or endangered species were observed within the Well 25 Site and Potential Expansion Site Study Area during the habitat assessment conducted during September 2023. Because the Thompson Facility Site and Mahnke Facility Site was previously developed with existing treatment facilities, compacted and hardscaped with gravel, and regularly maintained for weed abatement, these sites are not conducive to special status or sensitive plant species, due to the lack of suitable habitat. Because the Raw Water Pipeline Alignment is existing paved and compacted road rights-of-way or compacted road shoulder, this site are not conducive to special status or sensitive plant species, due to the lack of suitable habitat.

Table 8 – Sensitive Wildlife Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
INVERTEBRATES		
Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*)	The Delhi Sands flower-loving fly is found in the sandy foothills of the San Gabriel and	The majority of the Well 25 Site is mapped as Delhi fine sand soils. However, the disturbed habitat is heavily compacted and previously

Table 8 – Sensitive Wildlife Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	San Bernardino Mountains. It spends about 95% of its life underground within Delhi sand dunes from July through September.	graded, therefore, does not represent suitable habitat for the species.
Monarch Butterfly (*Danaus plexippus*) FE Candidate	The Monarch butterfly is federal candidate is an herbivorous invertebrate that breeds in patches of milkweed throughout the United States. It overwinters in coastal California conifer or Eucalyptus groves. Coastal regions are important flyways and migratory stopovers where floral nectar from wild plants or gardens are an important resource.	The Study Area contains limited suitable ruderal and ornamental vegetation with floral nectar resources (cowpen daisy, tree tobacco, jimsonweed, wild gourd) capable of supporting this species. There is a low potential for this species to opportunistically forage on the Study Area within the non-native grassland and ornamental vegetation.
BIRDS		
Least Bell's vireo *(Vireo bellii pusillus)*	Least Bell's vireo inhabits dense brush consisting of mesquite, willow/cottonwood forest, riparian areas, streamside thickets, and scrub oak, in arid regions but often near water. It prefers open woodland and brush in winter.	Not expected to occur within the Study Area based on a lack of riparian habitat. The Santa Ana River is considered suitable habitat however, the Study Area is located approximately 0.23-miles east of the San Ana Rivers and is separated by urban development. The lack of native dense willow/cottonwood habitat and natural wetland habitat within the Study Area and surrounding area would prevent this species from using the Study Area as a stopover or nesting site

Table 8 – Sensitive Wildlife Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Southwestern willow flycatcher *(Empidonax traillii extimus)*	Southwestern willow flycatcher is a summer breeder within dense riparian vegetation near surface water or saturated soils in the southwest United States. Nesting for this neotropical migrant begins in late May and early June with fledging from late June to mid-August.	Not expected to occur within the Study Area based on a lack of riparian habitat. The Santa Ana River is considered suitable habitat however, the Study Area is located approximately 0.23-miles east of the San Ana Rivers and is separated by urban development. The lack of native dense willow/cottonwood habitat and natural wetland habitat within the Study Area and surrounding area would prevent this species from using the Study Area as a stopover or nesting site
Coastal California gnatcatcher *(Polioptila californica californica)*	The coastal California gnatcatcher is a non-migratory bird species that primarily occurs within sage scrub habitats in coastal southern California dominated by California sagebrush.	Not expected to occur within the Study Area based on lack of suitable habitat .

Table 8 – Sensitive Wildlife Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
FISH		
Santa Ana sucker (*Catostomus santaanae)*	At present, the Santa Ana sucker is found in three disjunct populations that occupy portion of the San Gabriel, Los Angeles, and Santa Ana River basins in Southern California. Santa Ana suckers rely on perennial flows with suitable water quality and substrate to support breeding, feeding, and sheltering. Over different life history stages, it depends on a variety of coarse substrate types such as gravel, cobble, or mixtures of both with sand, and a variety of riverine features, predominantly in the shallow portions of rivers and streams.	Not expected to occur within the Study Area based on the lack of aquatic habitat capable of supporting this species. The Santa Ana River is separated by urban development from the Study Area. As such, this species is not expected to occur at or within the immediate vicinity of the Study Areas.
MAMMALS		
Stephens' kangaroo rat (*Dipodomys stephensi*)	A fossorial rodent that inhabits warm, arid environments, generally open grasslands and sparsely vegetated scrub, where it eats seeds. They construct and live in underground burrow systems used for shelter, protection from predators, food storage, and nesting, preferring gravelly soils.	Not expected to occur within the Study Area due to the compacted and graded surface soils. No small animal burrows were observed to support this species.

Source: *BTRM, pp. 9 -11*

There is a potential for short-term direct (i.e. habitat disturbance or removal) and indirect (i.e. noise) impacts to birds protected by the Migratory Bird Treaty Act (MBTA) if construction takes place during avian nesting season, which is generally from February 16 to August 31. To avoid impacts to nesting birds if construction occurs during the nesting season, mitigation measure **MM BIO 1**, which requires preconstruction surveys, shall be implemented.

MM BIO 1: Preconstruction Nesting Bird Surveys. To avoid direct and indirect impacts to nesting birds, if construction or ground disturbance takes place between

February 16 and August 31, a qualified biologist (the "Project Biologist") retained by the Rubidoux Community Services District, shall conduct preconstruction nesting bird survey(s) no sooner than three (3) days prior to initiation of ground disturbing activities, to document the presence or absence of nesting birds within or directly adjacent to (within 500 feet) the construction zone. If no active nests are found during the survey, construction activities may proceed. The Project Biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

If active nests are documented during the preconstruction survey(s), species-specific measures shall be prepared by the Project Biologist and implemented to prevent abandonment of the active nest. An avoidance buffer shall be established around the nest, based on the species' sensitivity to disturbance and proximity to impact areas. The buffer will remain in place as long as the nest is considered active, as determined by the Project Biologist. No encroachment into the buffer may occur as long as a nest is still active.

A survey report by the Project Biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to Rubidoux Community Services District prior to initiation of construction activities in the nest-setback zone. A final report of the findings, prepared by the Project Biologist, shall be submitted to Rubidoux Community Services District prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

Any nest permanently vacated for the season would not require protection pursuant to the California Fish and Game Code.

If construction takes place outside of the nesting season, i.e., between September 1 and February 15, no preconstruction nesting bird surveys are required.

Therefore, with implementation of mitigation measure **MM BIO 1**, direct impacts regarding a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations will be less than significant with mitigation.

Potential Reasonably Foreseeable Indirect Impacts

The Conservation and Open Space Element of the JVGP includes the following goals and policies specifically related to endangered and threatened species: (JVGP, pp. 4-6, 4-11–4.12, 4.13.)

Goal COS 1 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by working to protect, preserve, and create the conditions that will promote the preservation of significant trees and other vegetation, particularly native California species.*

Goal COS 2 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by seeking to achieve self-sustaining populations of the native birds, fish, and other wildlife and avoid actions that remove or damage habitat for native plants and animals.*

Policies

COS 1.1 *Habitat Conservation. Conserve key habitats, including existing wetlands and California native plant communities, with a focus on protecting and restoring the following endangered species habitats:*

1. *Conserve alluvial fan sage scrub associated with the Santa Ana River to support key populations of Santa Ana River* woollystar *(Eriastrum densifolium sanctorum).*
2. *Conserve clay soils to support key populations of many-stemmed liveforever plants (Dudleya multicaulis) known to occur along the Jurupa Valley portion of the Santa Ana River.*
3. *Conserve known populations of least Bell's vireo (Vireo bellii pusillus) and southwestern willow flycatcher (Empidonax traillii extimus) along the Santa Ana River.*
4. *Conserve large intact habitat areas consisting of coastal sage scrub, chaparral, and grasslands to support known locations of coastal California gnatcatcher (Polioptila californica).*
5. *Conserve grassland and coastal sage scrub supporting known populations of San Bernardino kangaroo rat (Dipodomys merriami parvus) in the Jurupa Mountains.*
6. *Conserve grasslands adjacent to sage scrub for foraging habitat for raptors.*
7. *Conserve riparian areas, including river basin, creeks, streams, vernal springs, seeps and other natural water features.*

COS 1.2 *Protection of Significant Trees. Protect and preserve significant trees, as determined by the City Council upon the recommendation of the Planning Commission. Significant trees are those trees that make substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. In particular, California native trees should be protected.*

COS 1.3 *Other Significant Vegetation. Maintain and conserve superior examples of vegetation, including: agricultural wind screen plantings, street trees, stands of mature native and non-native trees, and other features of ecological, aesthetic, and conservation value.*

COS 2.1 *MSHCP Implementation. Implement provisions of the MSHCP when conducting review of development applications, General Plan amendments/zoning changes, transportation, or other infrastructure projects that are covered activities in the MSHCP.*

COS 2.2 *Wildlife Corridors. Identify and maintain a continuous wildlife corridor along the City's northern boundary through the Jurupa Mountains and along the Santa Ana River from the northern boundary to the City's western boundary. Condition development approvals to ensure that important corridors for wildlife movement and dispersal are protected and not interrupted by walls, fences, roadways or other obstructions. Features of particular importance to wildlife include riparian corridors, wetlands, streams, springs, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas.*

COS 2.3 *Biological Reports. Require the preparation of biological reports to assess the impacts of development and provide mitigation for impacts to biological resources when reviewing discretionary development projects with the potential to affect adversely wildlife habitat.*

The Project's BRTM (included as Appendix B) satisfies JVGP policy COS 2.3.

The *JVGP EIR* states that the following eight species listed by either the federal or state governments as endangered or threatened have the potential to occur within Jurupa Valley: California gnatcatcher, San Bernardino kangaroo rat, least Bell's vireo, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Ana woolly-star, and San Diego ambrosia. There is USFWS-designated critical habitat for three federally listed species within Jurupa Valley: California gnatcatcher, Santa Ana sucker, and least Bell's vireo. (JVGP DEIR, pp. 4.4-26–4.4-27.)

Regarding impacts to endangered species, the *JVGP EIR* states: (JVGP DEIR, p. 4.4-31.)

> *Implementation of the above General Plan goals, policies, and programs as future development occurs will help ensure that potential impacts to listed species within the City will be less than significant. The most important policies in this regard will be protection of listed species (COS Policy 1.1), implementation of the MSHCP (Policy COS 2.1), and preparing biological reports to identify and protect site-specific resources (Policy COS 2.3). It should be noted that the term "development" in this policy applies to building improvements on both private and public actions involving vacant land.*
>
> *For properties along the Santa Ana River, it will be important to assure implementation of MSHCP restrictions regarding: (a) direct and indirect lighting and noise levels to protect listed species associated with the river; and (b) Table 6-2 of Volume 1 of the MSHCP (Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area) lists the plants that should not be planted adjacent to the river.*

The *JVGP EIR* concluded that with implementation of the identified JVGP goals and policies plus the regulatory requirements of the federal and state resource agencies, potential impacts to listed species from buildout within Jurupa Valley would be reduced to less than significant levels, and no mitigation is required.

For the reasons stated above, with implementation of mitigation measure **MM BIO 1**, direct, indirect, and cumulative impacts to candidate, sensitive, or special status species will be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

4b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Direct Impacts

No Impact. According to the *Biological Resources Technical Memo,* no sensitive habitats, were documented within or adjacent to the Study Area for the Well 25 Site and the Potential Thompson Expansion Site. The Thompson Expansion Site, Manhke Expansion Site, and Raw Water Pipeline Alignment do not contain sensitive habitats or riparian resources. The Project Site is located within 0.10 and 0.23 miles east of the Santa Ana River, which contains riparian habitat. However, the Santa River is separated from the Project Site by urban development. For these reasons there would be no direct impacts with regard to adversely affecting any riparian habitat or other sensitive natural communities. No mitigation is required. (BRTR, pp. 4, 13.)

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goals COS 1 and COS 2 and policies COS 1.1, COS 1.2, COS 1.3, COS 2.1, COS 2.2, and COS 2.3, set forth in the response to Threshold 4a, the Conservation and Open Space Element of the JVGP includes the following goals and policies related to riparian habitat or other sensitive natural communities: (JVGP, pp. 4-6–4-8, 4-17, 4-22–4-23, 4-41.)

Goal COS 3 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by working with the Jurupa Community Services District (JCSD), the Rubidoux Community Services District (RCSD), the Santa Ana Water Company, and other agencies and private companies to help meet Jurupa Valley's urban water needs without substantial harm to the natural environment or to agriculture, to help meet water needs including requiring conservation measures such as drought-tolerant landscaping and water-saving fixtures in new homes, and to:*

1. *Protect and maintain water quality in aquifers, the Santa Ana River, streams, and wetlands that help support beneficial uses, including domestic and commercial/industrial uses, agricultural uses, and wildlife habitat.*
2. *Protect and improve the quality of local water sources, including groundwater and the Santa Ana River.*
3. *Encourage JCSD and RCSD to retain and, where possible, expand the capacity of wells, aquifers, and other groundwater reserves.*

4. *Preserve natural floodways, floodplains, and wetlands, and avoid actions that adversely affect waterways or riparian areas, or that increase flood hazards to urban uses.*

Goal COS 8 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by Securing and maintaining a diverse network of open lands including valuable natural and recreational resources, including:*

1. *Santa Ana River floodway and riparian areas.*
2. *Jurupa Mountains, Pedley Hills, and Indian Hills.*
3. *Wetlands and vernal pools.*
4. *Wildlife habitat and corridors, particularly for species of local concern or for species that are officially listed as threatened or endangered.*
5. *Parks and natural areas with significant recreational opportunities.*
6. *Encourage public access to open space without harming the resource and without exposing the public or the property owners to unacceptable risk.*
7. *Preserve open space and wildlife habitat and help provide trails and other recreation opportunities where they will not harm the environment.*
8. *Avoid actions that will result in the loss of designated open space resources and, when feasible, require mitigation for their loss.*

Policies

COS 3.1 *Water Use Planning. Adopt and strive for the most efficient available water conservation practices in the City's operations and planning, and encourage community services districts and other agencies to do the same. "Most efficient available practices" means actions and equipment that use the least water for a desired outcome, considering available equipment, lifecycle costs, social and environmental side effects, and the regulations of other agencies.*

COS 3.2 *Multi-Use Consideration. Consider, in planning, land use decisions, and municipal operations, the effects of water supply on urban growth, wildlife habitat, agriculture, and stream flows, and seek to ensure continued water availability for these uses in planning for long-term water supplies. The City will encourage individuals, organizations, and other agencies to follow this policy.*

COS 3.6 *Landscaping with California Native Plants. Encourage the use of California native plants for drought-resistant landscape planting.*

COS 3.17 *Environmental Mitigation. Encourage and, where possible, require that substantial modifications of a floodplain be designed to reduce adverse*

environmental effects to the maximum extent feasible, considering the following factors:

1. *Stream scour*
2. *Erosion protection and sedimentation*
3. *Wildlife habitat and linkages*
4. *Groundwater recharge capability*
5. *Adjacent property*
6. *Designed to achieve a natural effect. Examples could include soft riparian bottoms, riparian corridors within the floodway, and gentle and modulating bank slopes, wide and shallow floodways, minimization of visible use of concrete, and landscaping with California native plants to the maximum extent possible. A site-specific hydrologic study may be required.*

COS 3.18 *Setbacks. Based upon site-specific study, all development shall be set back from the designated floodway boundary or top of bank, whichever is most appropriate, a distance adequate to address the following issues:*

1. *Public safety,*
2. *Erosion,*
3. *Riparian or wetland buffer,*
4. *Wildlife movement corridor or linkage, and*
5. *Slopes*

COS 3.19 *Trails. Consider designating floodway setbacks to accommodate greenways, trails, and recreation opportunities and allowing such uses within floodways, where appropriate.*

COS 3.21 *Ecotones. Identify and, to the maximum extent possible, conserve remaining upland habitat areas, or "ecotones" adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species.*

COS 8.1 *Environmental Resource Protection. Preserve and maintain open space that protects environmental resources and protects public health and safety.*

According to the JVGP the Santa Ana River supports riparian, woodland, and other important vegetation associations along much of its length within Jurupa Valley. There is also riparian vegetation along several tributary drainages such as Pyrite Creek. Based on vegetation and hydrographic characteristics, the Santa Ana River and Pyrite Creek contain several kinds of woodland vegetation (e.g. southern cottonwood/willow riparian forest, etc,) Areas in Jurupa Valley north of the SR-60 may contain grassland, coastal sage scrub or chaparral vegetation, which are considered sensitive natural communities by CDFW and under the MSHCP (JVGP DEIR, p. 4.4-35.)

The JVGP DEIR concluded that with implementation of the above JVGP goals and policies and those applicable goals and policies identified in the response to Threshold 4a, potential impacts

to riparian and other sensitive natural communities resulting from implementation of the JVGP will be less than significant. Of highest importance will be implementation of the MSHCP (Policy COS 2.1) and preparing biological reports to identify and protect site-specific resources (Policy COS 2.3).[4] It should be noted that the term "development" in this policy applies to building improvements on both private and public actions involving vacant land. (JVGP DEIR, p. 4.4-37.)

Regarding impacts to riparian habitat or other sensitive natural communities resulting from implementation of the JVGP, the *JVGP EIR* concluded that with implementation of the identified 2017 JVGP goals and policies combined with the regulatory requirements of federal and state resource agencies, potential impacts from future development Jurupa Valley will be reduced to less than significant levels, and no mitigation is required. (JVGP DEIR, p. 4.4-38.)

For the reasons stated above, there will be no direct impacts to riparian habitat or other sensitive natural communities. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

4c. 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?

Direct Impacts

No Impact. According to the *Biological Resources Technical Memo*, no wetlands or jurisdictional resources regulated by the United States Army Corps of Engineers, California Department of Fish and Wildlife, or Regional Water Quality Control Board were documented within the Study Area. Further, there are no state or federally-protected wetlands on or adjacent to the Thompson Expansion Site, the Mahnke Expansion Site, and the Raw Water Pipeline Alignment. The Santa Ana River is mapped as a riverine and freshwater forested/shrub and emergent wetland that is separated from the Project Site and surrounding area by urban development. Further, no Project-related activity is proposed that would encroach into the Santa Ana River. For these reasons there would be no adverse impacts on state or federally protected wetlands. No mitigation is required. (BRTR, p. 13.)

Potential Reasonably Foreseeable Indirect Impacts

JVGP goals COS 1 and COS 2 and policies COS 1.1, COS 1.2, COS 1.3, COS 2.1, COS 2.2, and COS 2.3, set forth in the response to Threshold 4a, and JVGP goals COS 3 and COS 8 and policies COS 3.1, COS 3.2, COS 3.6, COS 3.17, COS 3.18, COS 3.20, COS 3.21, and COS 8.1 set forth in the response to Threshold 4b, are related to jurisdictional waters or wetlands. (JVGP DEIR, pp. 4.4-38–4.4-39.)

The *JVGP EIR* concluded that implementation of the above identified JVGP goals and policies as buildout occurs within Jurupa Valley would help ensure that potential impacts to jurisdictional waters and wetlands within Jurupa Valley would be less than significant. Of highest importance would be implementation of the MSHCP (Policy COS 2.1) and preparing biological reports to

[4] The Project's BRTR (included as Appendix C) satisfies Policy COS 2.3.

identify and protect site-specific resources (Policy COS 2.3).[5] For properties along the Santa Ana River,[6] it will also be important to assure implementation of MSHCP restrictions regarding: (a) direct and indirect lighting and noise levels associated with riparian or woodland areas along the river; and (b) Tab– 6-2 of Volume 1 of the MSHCP (*Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*), which lists the plants that should not be planted adjacent to jurisdictional resources of the river or in tributary drainages with jurisdictional resources in Jurupa Valley. (JVGP DEIR, p. 4.4-40.)

Regarding impacts to state or federally protected wetlands, the *JVGP EIR* concluded that with implementation of the identified JVGP goals and policies, plus the regulatory requirements of the federal and state resource agencies, potential impacts to jurisdictional drainages, waters, or wetlands from buildout within Jurupa Valley will be reduced to less than significant levels, and no mitigation is required. (JVGP DEIR, p. 4.44.)

For the reasons set forth in the preceding paragraphs, there will be no direct impacts to state or federally protected wetlands. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

4d. 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?

Direct Impacts

Less Than Significant Impact. The Project Site is within a developed commercial and residential area and not within an established or proposed migratory corridor. The Santa Ana River is within proximity of the Project Site and is a wildlife nursery for birds and fish. However, because the Santa Ana River is separated from the Project Site by urban development. No proposed project activities are anticipated to encroach into the Santa Ana River. Therefore, direct, impacts with regard to substantially interfering with the movement of any native resident or migratory fish or wildlife species or impeding the use of a native wildlife nursery site would be less than significant.

Potential Reasonably Foreseeable Indirect Impacts

JVGP goals COS 1 and COS 2 and policies COS 1.1, COS 1.2, COS 1.3, COS 2.1, COS 2.2, and COS 2.3, set forth in the response to Threshold 4a, and JVGP goals COS 3 and COS 8 and policies COS 3.1, COS 3.2, COS 3.6, COS 3.17, COS 3.18, COS 3.20, COS 3.21, and COS 8.1 set forth in the response to Threshold 4b, are related to habitat fragmentation and wildlife movement. (JVGP DEIR, pp. 4.4-41–4.4-42.)

The Santa Ana River represents a significant regional resource for biological habitat and wildlife movement in Jurupa Valley. The river also represents a wildlife nursery site for birds and fish when present. Impacts of future development per the JVGP adjacent to the river could be

[5]The Project's BRTR (included as Appendix C) satisfies Policy COS 2.3.

[6] The Project Site is between 0.1 and 0.2 miles east of the Santa Ana River.

significant unless carefully controlled or restricted. Development in the northern portions of Jurupa Valley, in the Jurupa Hills north of the SR-60 Freeway, may impact coastal sage scrub and grassland vegetation that may also allow for wildlife movement through these upland areas. Although not a specifically identified wildlife movement corridor, Pyrite Creek and its riparian resources may allow for some limited wildlife movement north-south between the Jurupa Hills and the Santa Ana River. (JVGP DEIR, p. 4.4-41.) The Project Site is approximately 0.2 miles east (Well 25) and 1,000 feet east (Treatment Plant) from the Santa Ana River and approximately 4 miles northwest of Pyrite Creek.

The *JVGP EIR* concluded implementation of the above JVGP goals and policies would help prevent habitat fragmentation and that potential impacts to wildlife movement within Jurupa Valley would be less than significant. Of highest importance would be implementation of MSHCP (policy COS 2.1) and preparing biological reports to identify and protect site-specific resources (policy COS 2.3) including habitat assessments and the presence of wildlife movement corridors. JVGP COS policy 3.17 encourages protecting wildlife movement corridors along the Santa Ana River and in the northern Jurupa Hills.

For the reasons set forth in the preceding paragraphs, direct impacts to the movement of native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

4e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Direct Impacts

Less Than Significant Impact. Regarding tree preservation, Jurupa Valley Municipal Code section 13.10.050 – Tree Removal states:

> *No person, firm, corporation, public district, public agency or political subdivision shall remove or severely trim any tree planted in the right-of-way of any city highway without first obtaining a permit from the Public Works Director to do so. Such permit shall be issued without fee, if the Public Works Director is satisfied that such removal or trimming is in the public interest or is necessary for the improvement of the right-of-way or the construction of improvements on adjacent land. He or she may impose such conditions as he or she deems reasonable or necessary, including requirements for the work to be done only by a qualified tree surgeon or tree trimmer actually engaged in that business, and for bond, insurance or other security to protect person and property from injury or damage. The provisions limiting trimming of trees shall not apply to any public utility maintaining overhead power of communication lines pursuant to franchise, where necessary to prevent interference of a tree with such installation. A permit for removal of a tree may be conditioned upon its relocation or replacement by one or more other trees of a kind or type to be specified in the permit.*

Currently there are existing street trees along the frontage of the Well 25 Site along Mission Boulevard and within the Potential Thompson Expansion Site. Project construction would try to avoid these trees; however, since the Well 25 Site layout has not been finalized, tree trimming or removal may be required. If any trees must be removed, compliance with Jurupa Valley Municipal Code section 13.10.050, would reduce potential impacts regarding conflict with local policies to protect biological resources to less than significant. No mitigation is required.

JVGP goals and policies to protect biological resources are presented in the responses to Threshold 4a and Threshold 4b. The proposed Project is consistent with JVGP goals COS 1, COS 2, and COS 3. As discussed in response to Threshold 4f below, the Project is consistent with MSHCP sections 6.1,2, 6.1.3, 6.1.4, and 6.3.2 and as such is consistent with policy COS 2.1. As discussed in response to Threshold 4d, the Project would not interfere with wildlife movement and as such is consistent with policy COS 2.2.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP goals and policies regarding biological resources are set forth in the responses to Threshold 4a Threshold 4b, above. Regarding conflicts with local policies or ordinances protecting biological resources, the *JVGP EIR* states: (JVGP DEIR, p. 4.4-43.)

> *The proposed action studied by this EIR is the adoption of a General Plan with goals, policies, and programs that address potential impacts to biological resources. The General Plan is intended by its very nature to be the framework for the subsequent establishment of specific programs or ordinances that implement these goals and policies. Therefore by its very nature it cannot conflict with adopted policies or ordinances.*

The *JVGP EIR* concluded that because the JVGP goals, policies, and programs will establish a framework within which subsequent programs and ordinances for the protection of biological resources will occur (e.g., tree protection ordinance), the JVGP would be consistent with adopted policies and ordinances; impacts will be less than significant and no mitigation will be required. (JVGP DEIR, p. 44-47.)

For the reasons set forth in the preceding paragraphs, direct indirect impacts regarding conflicts with local policies to protect biological resources will be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

4f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conservation of species and their associated habitats in western Riverside County. The Project Site and all of RCSD's service area within Riverside County is located within the boundaries of the MSHCP. The city of Jurupa Valley is a Permittee and as such future development projects approved by Jurupa Valley would be subject to the requirements of the MSHCP. Although RCSD is not a Permittee, coverage under the MSHCP (and therefore, take

authorization under the MSHCP) can be obtained by seeking “Third Party Take Authorization” through the Western Riverside County Regional Conservation Authority. As impacts to biological resources resulting from implementation of the proposed Project would be avoided through mitigation measures, no “Third Party Take Authorization” is needed.

The MSHCP identifies a series of Criteria Cells and conservation goals for each Criteria Cell. The Project Site is not located within an MSHCP Criteria Cell, Consistency with the MSHCP is determined through compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP.

MSHCP Section 6.1.2 requires assessment of riparian, riverine, fairy shrimp and vernal pool habitats. None of these features, habitats or vegetation communities are present within or adjacent to the Project Site. Therefore, the proposed Project would not conflict with Section 6.1.2 of the MSHCP. (BRTM, p. 12.)

MSHCP Section 6.1.3 requires assessment of sites in a designated survey area for narrow endemic plants to be completed. Although the Project Site is within a narrow endemic plant survey area for San Diego ambrosia, Santa Ana River Wooly-Star, Slender-horned spineflower and Nevin’s barberry, it does not contain suitable habitat and is therefore not required to survey for any narrow endemic plants. Because there is no suitable habitat, the Project does not conflict with Section 6.1.3 of the MSHCP. (BRTM, pp. 11-12.)

MSHCP Section 6.1.4 requires projects located adjacent to or near MSHCP conservation areas to consider edge effects or conditions of their urban/wildlife interface into the project design. Since the Project Site is separated by urban development from lands identified for MSHCP conservation, this section of the MSHCP does not apply. Therefore, the Project would not conflict with Section 6.1.4 of the MSHCP. (BRTM, p. 12-13.)

MSHCP Section 6.3.2 requires assessments for particular species in designated survey areas. The Project Site is not within a designated survey area for burrowing owl. No suitable burrows potentially utilized for refugia and/or nesting were documented within or adjacent to the Project Site. Due to the absence of suitable burrows the Project would not conflict with Section 6.3.2 of the MSHCP. (BRTM, p. 9.)

For the reasons set forth in the preceding paragraphs, the proposed Project would not conflict with the MSHCP. The Project Site is not located within the Stephen’s kangaroo rat Core Reserve and is not located within other habitat conservation plans. Therefore, direct impacts regarding conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would be less than significant. No mitigation is required

Potential Reasonably Foreseeable Indirect Impacts

The MSHCP is the only adopted Habitat Conservation Plan that encompasses Jurupa Valley. (JVGP DEIR, p. 4.4-47.)There are no other Habitat Conservation Plans or Natural Community Conservation Plans, or other approved state local, regional, or state habitat conservation plans.

JVGP COS Policy 2.1 set forth under Threshold 4a, requires Jurupa Valley to implement the provisions of the MSHCP when conducting development review, General Plan amendments/zoning changes, transportation or other implementation projects that are covered activities in the MSHCP. (JVGP, p. 4-14.)

Regarding conflicts with the MSHCP resulting from implementation of the JVGP, the *JVGP EIR* concluded that impacts would be less than significant because JVGP policy COS 2.1 requires future development projects to comply with the requirements of the MHSCP and policy COS 2.3 requires future development to prepare biological reports that identify potential impacts to biological resources. Additionally, the *JVGP EIR* states the other JVGP goals and policies set forth in the responses to Threshold 4a and Threshold 4b, above, would reduce potential impacts to less than significant and no mitigation is needed. (JVGP DEIR, p. 4.4-47.)

For the reasons set forth in the preceding paragraphs, direct impacts with regard to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would be less than significant. Further no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

5. Cultural Resources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

(Sources: CRIR; JVGP; JVGP DEIR; HSC Section 7050.5; PRC Section 5097.98*)*

The analysis regarding direct impacts in this section is based on the findings in the *Cultural Resource Inventory Report for the Rubidoux Community Service District's Well 25 Project* (the "CRIR"*,* which was prepared by Dudek and is included as Appendix C of this Initial Study. As part of the CRIR, Dudek conducted records searches on September 7, 2023, at the Eastern Information Center (EIC) located at the University of California, Riverside. The CRIR analyzes two proposed site locations in Jurupa Valley the Well 25 Site and the Potential Thompson Expansion Site (referred to as the Study Area). The EIC is the official cultural resource records repository for the County of Riverside. Dudek reviewed maps and records on file at the EIC for previously identified cultural resources in or within a one mile radius around the Study Area, known as the area of potential effects (APE) and a Sacred Lands File (SLF) was conducted within one mile of the Study Area APE. The Thompson Facility, Mahnke Facility, and Raw Water Pipeline Alignment are within the records search radius. A Dudek archaeologist conducted a pedestrian survey to observe and note the condition of the Study Area on September 12, 2023. Approximately 20% of the Potential Thompson Expansion Site was not surveyed due to access issues. (CRIR, p. iii.)

The EIC records show 34 previous investigations have been conducted and documented within one mile of the proposed Study Area APE. Two pervious investigations intersect with the Study Area APE ; one archaeological and paleontology assessment report and one historic properties inventory and evaluation report. Based on previous studies, approximately 50% of the Study Area APE has been subject to prior cultural resources investigations. The Jurupa Ditch, which does not intersect the Project APE but is within the Study Area, does not meet CEQA's definition of a historical resource. (CRIR, p. 34. (CRIR, p. 34.)

The EIC records search indicated that 96 cultural resources had been previously recorded within a one-mile radius around the Study Area. Of these resources, 90 are historic, five are prehistoric, and one is multicomponent. Eighty-five of the 90 historic resources are historic era-built environment resources associated with the historic development of Riverside County over the 20th Century. However, none of these resources intersect the proposed Project APE. Since Project implementation would not impact a historic resource, no further consideration is warranted. (CRIR, pp. 34, 43.)

5a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Direct Impacts

No Impact. "Substantial adverse change" is defined by CEQA as a "physical demolition, destruction, relocation, or alteration of the resource or its immediate surrounding such that the significance of an historical resource would be materially impaired" (State CEQA Guidelines Section 15064.5(b)(1)).

This Well 25 Site is currently an undeveloped/vacant lot that is surrounded by chain-link fencing and covered with vegetation and debris. This site appears to be disturbed by past development, grading and clearing, and overland vehicle travel. Any historic structures that once existed within the Well 25 Site were razed by 2010. Modern debris and building materials, vehicle rut scars, vehicle overland travel paths, evidence of past use by the unhoused community, and evidence of redeposited (native) soils were noted within the vacant parcel. (CRIR, pp.38–39.) No pre-historic or historic-era cultural resources were identified with visual or pedestrian survey inspection. The Well 25 Site is not considered a historic resource. (CRIR, p. 39.)

The Potential Thompson Expansion Site is partially utilized as a vehicle storage and dump yard. As previously stated approximately 20% of the Potential Thompson Expansion Site was surveyed visually due to impassable fencing. This portion consists of vehicles, vehicle parts, and modern debris. The remaining 80% of the Potential Thompson Expansion Site that was surveyed on foot consisted of fallow cropland with modern debris. A well pump identified in historic aerials from 2009, remains extant but does not seem to be operational. No pre-historic or historic-era cultural resources were identified with visual or pedestrian survey inspection. The Potential Thompson Expansion Site is not considered a historic resource. (CRIR, p. 40.)

The Thompson Facility Site and Mahnke Facility Site are currently utilized as water treatment facilities by RCSD. The Raw Water Pipeline Alignment consists of paved roads and compacted road shoulders. None of these sites are a historic resource as defined by State CEQA Guidelines Section 15064.5(a).

Since implementation of the proposed Project would not result in a substantial adverse change in the significance of a historical resource, there would be no direct impacts in this regard and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The Conservation and Open Space Element of the JVGP includes the following goals and policies regarding historic resources: (JVGP, pp. 4-7, 4-35, 4-38.)

Goal COS 7 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by ensuring the preservation of cultural, historical, archaeological, and paleontological resources.*

Policies

COS 7.1 *Preservation of Significant Cultural Resources. Identify, protect, and, where necessary, archive significant paleontological, archaeological, and historical resources.*

COS 7.2 *Public Information. Encourage programs that provide public information on the City's history and cultural heritage, and participate with other agencies to help educate students about the City's rich natural and manmade environment.*

COS 7.6 *Non-Development Activities. Prohibit activities that could disturb or destroy cultural resource sites, such as off-road vehicle use, site excavation or fill, mining, or other activities on or adjacent to known sites, or the unauthorized collection of artifacts.*

COS 7.10 *Historically significant buildings. Prohibit the demolition or substantial alteration of historically significant buildings and structures unless the City Council determines that demolition is necessary to remove an imminent threat to health and safety and other means to eliminate or reduce the threat to acceptable levels are physically infeasible (see Table 4.1 below). Additional unlisted historic resources may also be present and must be evaluated and protected, pursuant to CEQA requirements.*

Table 4.1: Designated Historic Structures in Jurupa Valley

Historic Name	***Location***	***Category/Status***	***Significance***
Jensen-Alvarado Ranch	*4307 Briggs Street Jurupa Valley, CA 92509*	*California Historical Landmark (Cornelius and Mercedes Jensen Ranch, No. 943), https://en.wikipedia.org/wiki/Jensen_Alvarado_Ranch- cite_note-OHP-2 listed on the National Register of Historic Places on September 6, 1979*	*First kiln-fired brick building built in Riverside County and the oldest non-adobe structure in the Inland Empire. Ranch house and grounds serve as an 1880s living history interpretive museum administered by Riverside County Parks*
Crestmore Manor	*4600 Crestmore Rd Jurupa Valley, CA 92509*	*Potentially significant, architecture and commerce.*	*Crestmore Manor, a 10,830-square-foot colonial-style mansion, built in mid-1950s by W.W. "Tiny" Naylor, a restaurateur and the state's then second-leading thoroughbred horse breeder.*
Galleano Winery	*4231 Wineville Rd Jurupa Valley, CA*	*Listed, National Register of Historic Places,*	*Early example of Southern California vineyard and winery.*

Table 4.1: Designated Historic Structures in Jurupa Valley

Historic Name	*Location*	*Category/Status*	*Significance*
		architecture and commerce.	
Robidoux [sic] Grist Mill Site	*5540 Molina Way Rubidoux*	*California State Historic Landmark #303; marker.*	*One of the first grist mills in this part of Southern California, built by Jurupa Valley pioneer Louis Rubidoux on the Rancho Jurupa in 1846-47.*
Site of Louis Robidoux [sic] House	*5575 block, Mission Boulevard, Rubidoux*	*California State Historic Landmark and Riverside County Historic Landmark; marker.*	*Location of former home of Louis Rubidoux (nee "Robidoux").*
Site of de Anza crossing of the Santa Ana River, 1775 and 1776.	*Jurupa Hills Country Club. Site is near Union Pacific Bridge, Jurupa Heights; plaque is located between the clubhouse and No. 1 tee, Jurupa Hills Country Club Golf Course, 6161 Moraga Avenue*	*California State Historic Landmark; marker.*	*On January 1, 1776, the first party of colonists to come overland to the Pacific Coast, led by Early California explorer Juan Bautista de Anza, crossed the Santa Ana River south of this marker and camped between here and the River.*
Rubidoux Drive-in Theater	*3770 Opal Street*	*Potentially significant, architecture and entertainment/cultural*	*Vintage 1948 drive-in movie theatre, one of the oldest drive-in theaters in continuous operation; only about 20 drive-in theaters remaining in California.*

**Additional potentially historic resources as known to exist and require additional documentation for listing.*

The *JVGP EIR* states there are three potentially significant historic resources, three California State Historical Landmarks, one resource listed on the National Register of Historic Places, and one resource on both the state and national registers. At the time development or redevelopment projects are proposed, the project-level CEQA document would need to identify impacts to known or potential historic sites and structures. (JVGP DEIR, p. 4.5-14.)

Regarding impacts to historic resources resulting from implementation of the JVGP, the *JVGP EIR* concluded that compliance with the JVGP goals and policies identified above will generally be effective in reducing potential impacts to historical resources, although there could still be

impacts if buildings older than 45 years are demolished without a complete inventory of historic resources. Although the JVGP Land Use Element includes policies and programs that requires preparation of historic surveys to identify historic buildings, sites and other important cultural landmarks to be preserved and the preservation of designated historic structures, landmarks, and sites, these policies and programs are only applicable with Jurupa Valley's Historic and Cultural Resource Overlay (HRO). Thus, it is possible that with buildout of the JVGP historic structures outside of the HRO could be demolished without analysis. The *JVGP EIR* includes the mitigation measure 4.5.5.1A to help assure no potentially historic buildings are demolished in Jurupa Valley without appropriate evaluation. (JVGP DEIR, p. 4.5-15.)

> *4.5.5.1A Prior to issuance of a demolition permit for any structure older than 45 years at the time of application and according to City building records or other official documentation, a project applicant shall provide an historical assessment of the structure prepared by a qualified professional (i.e., certified historian or architectural historian) with a determination of whether the structure represents a significant 26 historical resource according to Section 15064.5 of the State CEQA Guidelines. The assessment shall include contact with a local source of historical information regarding the structure's potential local significance, as available. If the structure is determined to not be historic or potentially historic, either at a state or local level, the structure may be demolished without further documentation.*
>
> *If the structure is not historic on a state level but has local historical significance, the structure may be demolished with City Council approval, provide* (sic) *that the property is photo-recorded and archived prior to demolition. If the structure has state historical significance, the project historian shall prepare a preservation plan which shall address in-place or onsite preservation, relocation to an appropriate offsite location, or demolition only if it can be clearly demonstrated that preservation in place is not physically, or structurally feasible. This measure shall be implemented to the satisfaction of the City Planning Department.*
>
> *[NOTE: This shall become a standard Condition of Approval for development within the City.]*

Preparation of the *Cultural Resource Inventory Report for the Rubidoux Community Service District's Well 25 Project* (Appendix C of this Initial Study) satisfies the *JVGP EIR* mitigation measure 4.5.5.1A requirement for a historical assessment.

For the reasons set forth in the preceding paragraphs, direct impacts to historic resources would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

5b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Direct Impacts

Less Than Significant With Mitigation Incorporated. As discussed above, none of the 96 historical/archaeological sites were recorded within or immediately adjacent to the Project Site. (CRIR, p. 34.) Dudek contacted the Native American Heritage Commission (NAHC) on August 3, 2023 for a review of the SLF. The objective of the SLF search was to determine if the NAHC had any knowledge of Native American cultural resources within the immediate vicinity of the Project area. The NAHC responded the SLF was completed with positive results. Positive results indicate the presence of Native American cultural resources within one mile of the Study Area APE, and not necessarily directly within the Study Area APE. The NAHC requested that 37 individuals and/or tribal organizations be contacted to elicit information regarding cultural resource issues related to the proposed Project. (CRIR, p. 37.)

The lack of reported prehistoric archaeological remains within the Study Area suggests that the property is not highly sensitive for prehistoric archaeological resources. (CRIR, p. 43.) Therefore, the Study Area contains a relatively low potential to encounter intact, subsurface archaeological deposits. Nonetheless, mitigation measure **MM CR 1**, which requires the construction in the vicinity of a find be halted until a qualified archaeologist in consultation with the Yuhaaviatam of San Manuel Nation (YSMN) makes a determination as to the significance of the find, will be implemented. If after consultation with YSMN, it is determined the find is a significant pre-contact cultural resource as defined by CEQA, mitigation measure **MM CR 2**, which requires preparation of a Monitoring and Treatment Plan will be implemented. Therefore, with implementation of mitigation measures **MM CR 1** and **MM CR 2**, potential impacts regarding a substantial adverse change in the significance of an archaeological resource would be less than significant.

> **MM CR 1: Inadvertent Discovery.** In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the Rubidoux Community Services District shall retain a qualified archaeologist, meeting the Secretary of Interior Standards (the "Project Archaeologist") to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in mitigation measure **MM TCR 1**, regarding any pre-contact finds. YSMN shall be provided information regarding the find after the Project Archaeologist makes the initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment of said find.
>
> **MM CR 2: Monitoring and Treatment Plan.** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the Project Archaeologist shall develop a Cultural Resources Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for

review and comment, as detailed within mitigation measure **MM TCR 1**.[7] The Project Archaeologist shall monitor the remainder of the project and implement the Monitoring and Treatment Plan accordingly.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal COS 7 and policies COS 7.1, COS 7.2, COS 7.6, COS 7.7, and COS 7.10 set forth in the response to Threshold 5a, the JVGP Conservation and Open Space Element also includes the following goals and policies related to archaeological resources and coordination with Naïve American tribal groups. (JVGP, pp. 4-5, 4-38.)

Policies

COS 7.3 *Development Review. Evaluate project sites for archaeological sensitivity and for a project's potential to uncover or disturb cultural resources as part of development review.*

COS 7.4 *Site Confidentiality. Protect the confidentiality and prevent inappropriate public exposure or release of information on locations or contents of paleontological and archaeological resource sites.*

COS 7.5 *Native American Consultation. Refer development projects for Native American tribal review and consultation as part of the environmental review process, in compliance with state law.*

COS 7.8 *Native American Monitoring. Include Native American participation in the City's guidelines for resource assessment and impact mitigation. Native American representatives should be present during archaeological excavation and during construction in an area likely to contain cultural resources. The Native American community shall be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan.*

COS 7.9 *Archaeological Resources Mitigation. Require a mitigation plan to protect resources when a preliminary site survey finds substantial archaeological resources before permitting construction. Possible mitigation measures include presence of a qualified professional during initial grading or trenching; project redesign; covering with a layer of fill; and excavation, removal and curation in an appropriate facility under the direction of a qualified professional.*

The *JVGP EIR* states that land within Jurupa Valley has the potential to yield archaeological resources or tribal cultural resources from past Native American activities. Lands along the Santa Ana River may contain archaeological artifacts or tribal cultural resources from past human activities, however, this area is an active floodplain and contains deep alluvial soils so the potential for finding undisturbed artifacts is relatively low. (JVGP DEIR, p. 4.5-16.)

[7] **MM TCR 1** is set forth in the response to Threshold 18a(i)–(ii).

The *JVGP EIR* concluded that implementation of the JVGP goals and policies identified above would provide sufficient programmatic protection for undiscovered archaeological resources or artifacts that may be present within Jurupa Valley. Therefore, impacts regarding a substantial change in an archaeological resource resulting from buildout per the JVGP would be less than significant and no mitigation is required. (JVGP DEIR, p. 4.5-17.)

For the reasons set forth in the preceding paragraphs, direct impacts to archaeological resources would be less than significant with implementation of mitigation measure **MM CR 1**. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

5c. Disturb any human remains, including those interred outside of formal cemeteries?

Direct Impacts

Less Than Significant With Mitigation Incorporated. Human remains are not expected to be disturbed as a result of Project implementation. In the unlikely event that unknown human remains or funerary objects are uncovered during Project construction, pursuant to law, the proper authorities will be notified and standard procedures for the respectful handling of human remains will be adhered to in compliance with California Code of Regulations (CCR) Title 14, Chapter 3,[8] Section 15064.5(e); Public Resources Code (PRC) Division 5, Chapter 1.75, Section 5097.98, State Health and Safety Code (HSC) Division 7, Part 1, Chapter 2, Section 7050.5. Compliance with these regulations and implementation of mitigation measure **MM CR 3** would reduce potential direct impacts to the disturbance of human remains to less than significant.

> **MM CR-3: Human Remains.** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP does not include specific goals and policies related to the disturbance or discovery of human remains during excavation and grading. The *JVGP EIR* concluded that because state law provides adequate guidance on procedures to follow if human remains are found during excavation or grading, impacts would be less than significant and no mitigation is required. (JVGP DEIR, p. 4.5-19.)

For the reasons set forth in the preceding paragraphs, direct, indirect, and cumulative impacts to the disturbance of human remains that could potentially result from JVGP buildout, which the Project could potentially facilitate in part, would be less than significant. Further, no new

[8] California Code of Regulations (CCR) Title 14, Chapter 3 are the CEQA Guidelines.

reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

6. Energy	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

(Sources: California Energy Code; JVGP; SCE; WEBB-A; WEBB-B*)*

6a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Direct Impacts

Less Than Significant Impact. As an infrastructure project, the majority of impacts will be short-term. As described in the Air Quality and Greenhouse Gas Analysis (WEBB-A), the Project's short-term construction would last approximately 14 months. Project construction would require the use of construction equipment for well installation and construction and, testing, and, and paving, painting activities, water treatment plant construction and waterline re-pavement as well as the construction workers and vendors traveling to and from the Project Site. Construction equipment requires diesel as the fuel source and construction worker and vendor trips use both gasoline and diesel fuel. Project-related fuel consumption was estimated and is included in Appendix D – Energy Tables. (WEBB-B.) Construction of the Project is estimated to use approximately 63,813 gallons of diesel fuel and 4,005 gallons of gasoline. (WEBB-B.)

Fuel consumption from on-site heavy-duty construction equipment and construction would be temporary in nature and use a limited number of equipment, which would represent a negligible demand on energy resources. Furthermore, there are no unusual Project Site characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the state.

Energy used during operation of the new well would primarily result from electricity usage from the well pump. The estimated electricity consumption for the new well is approximately 981 megawatt-hours (MWh) per year. (WEBB-A, p. 7.) Southern California Edison (SCE) consumed approximately 85 million MWh in 2022, of which approximately 31 million MWh were consumed by the agriculture and water pump sector. Therefore, the Project's electricity use represents a negligible demand on SCE's energy resources and would not operate in a manner that is wasteful or inefficient.

For these reasons, the Project would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy during Project construction or operation. Impacts are less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The Air Quality and Conservation and Open Space Elements of the JVGP includes the following goal and policies regarding energy conservation and developing new energy resources within the City: (JVGP, pp. 4-7, 4-27–4-30, 4-34, 4-38, 6-12.)

Goal COS 5 *To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by ensuring the preservation of cultural, historical, archaeological, and paleontological resources.*

Policies

AQ 5.1 *Reduce Solid Waste. Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.*

AQ 5.2 *Energy Conservation. Encourage advanced energy conservation techniques and the incorporation of energy efficient design elements for private and public developments, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling, and offer incentives, as appropriate.*

COS 5.1 *Best Available Practices. The City will employ the best available practices in energy conservation, procurement, use, and production, and encourage individuals, organizations, and other agencies to do likewise. "Best available practices" means behavior and technologies that reflect recommendations of specialists and that use the least energy for a desired outcome, considering available equipment, life-cycle costs, social and environmental side effects, and the regulations of other agencies. Best available practices include use of sustainable energy sources. Sustainable energy sources are naturally renewed in a relatively short time and avoid substantial undesirable side effects, and include:*

1. *Space heating and cooling using earth, plantings, and/or building thermal mass to moderate temperature changes.*
2. *Space cooling through natural ventilation.*
3. *Space cooling through reflectivity and shading.*
4. *Indoor illumination by natural light.*
5. *Solar space and water heating.*
6. *Wind electricity generation.*

COS 5.2 *Energy-Efficient City Facilities. The City will meet or exceed Title 24 requirements for energy efficiency and shall operate and maintain City facilities in the most energy-efficient manner, without reducing public safety or service levels, as budget resources allow.*

COS 5.3 *Energy-efficiency improvements. Identify energy efficiency improvement measures to the greatest extent possible, undertake all necessary steps to seek funding for their implementation, and upon securing availability of*

funds, implement the measures in a timely manner, as budget resources allow.

COS 5.4 *Agency Cooperation. Cooperate with federal, state, and local governments and other appropriate entities to accomplish energy conservation objectives when consistent with the City's General Plan goals and policies.*

COS 5.5 *Energy Efficiency and Green Building. Encourage energy-efficient "green buildings" as addressed by the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) Program or through other similar programs.*

COS 5.6 *Energy Efficiency Incentives. Support standards, incentives and innovative technologies that encourage and allow developers, designers, and property owners to design, build, and operate buildings to achieve energy savings that exceed Title 24 requirements of the California Building Code.*

COS 5.7 *Energy Efficient Materials. Specify and use energy efficient materials and systems for City facilities as budget resources allow.*

COS 5.8 *Reduce "Heat Island" Effect. Encourage the conversion of asphalt and concrete paving to porous surfaces that help reduce surface runoff and the "heat island" effect.*

COS 5.9 *Renewable Energy Projects. Encourage and accommodate applications for projects that will produce renewable energy for the grid, such as solar generating stations, where appropriate.*

COS 5.10 *Wind Energy. Where appropriate, allow non-commercial wind energy generation in a manner that maximizes beneficial uses and minimizes detrimental effects to residents and the environment.*

COS 5.11 *Solar Access. Encourage the provision for and protection of solar access.*

COS 5.12 *Solar Energy Use. Use solar energy in City facilities and operations, as budget resources allow, and encourage the use of active and passive solar energy by homeowners, business owners, developers, government, and public agencies.*

COS 5.13 *Biomass Conversion. Encourage economic biomass conversion under sensible environmental controls, and where compatible with adjacent uses.*

COS 6.6 *City Operations. Seek ways to improve the energy efficiency of City operations to save energy, reduce consumption of non-renewable materials, reduce municipal costs, and set a positive example for the community.*

COS 6.7 *City Vehicles and Equipment. Purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements*

and/or use no- or low-emission sources of energy, if economically feasible.

COS 6.6 Renewable Energy Resources. Work with other agencies and utility providers to encourage safe, economical, and renewable energy resources, and to reduce nonrenewable energy use through public education and participation in energy conservation programs.

The *JVGP EIR* concluded that goals, policies, and programs, including those goals and policies listed above, were designed to conserve, and develop new energy resources within the City of Jurupa Valley as buildout per the JVGP, which the Project could potentially facilitate in part, occurs in the future. In addition to complying with the goals, policies, and programs of the JVGP, new development within Jurupa Valley would also be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards. For these reasons, The *JVGP EIR* concluded implementation of the JVGP would not result in the inefficient, wasteful, or unnecessary consumption of building energy at a programmatic level. (JVGP DEIR, p. 5-8.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding the wasteful, inefficient, or unnecessary consumption of energy during Project construction or operation are less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

6b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Direct Impacts

Less Than Significant Impact. Implementation of the Project would not result in inefficient, unnecessary, or wasteful consumption of energy, as outlined in the response to Threshold 6a. The proposed Project would be required to comply with state and federal energy conservation measures related to construction and operations, as applicable. As such, impacts to obstructing a state or local plan for renewable energy or energy efficiency during construction or operation will be less than significant. No mitigation measures are required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP contain policies programs and action items for renewable energy and energy and as such are the local plans for Jurupa Valley. Therefore, implementation of the JVGP would not conflict with a plan for renewable energy or energy efficiency.

JVGP policies COS 5.4 and COS 5.6, set forth in the response to Threshold 6a, require cooperation with state and local governments to accomplish energy conservation objectives and encourage energy savings that exceed Title 24 requirements. Because these policies support state plans for renewable energy and energy efficiency, implementation of the JVGP would not conflict with a state plan.

For the reasons set forth in the preceding paragraphs, direct impacts regarding obstructing a state or local plan for renewable energy or energy efficiency during Project construction or

operation are less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7. Geology and Soils	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving				
i) 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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

(Sources: DOC Alquist-Priolo Fault Zone and Seismic Hazard Zone Maps; BRTM; JVGP; JVGP DEIR*; JVGP DEIR – Figure 4.5.2 Paleontological Sensitivity in Jurupa Valley; JVGP DEIR Figure 4.6.2 – Soils; JVGP DEIR Table 4.6.A Soils within the City of Jurupa Valley; JVGP Figure 8–4 − Mapped Fault Zones; JVGP Figure 8–5 − Liquefaction Susceptibility in Jurupa Valley; JVGP Figure 8-6: Landslide Susceptibility in Jurupa Valley; Project Description; USDA NRCS)*

7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

7a.i. 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.

Direct Impacts

Less Than Significant Impact. Surface rupture refers to the actual "tearing apart" of the ground surface along a fault trace resulting from an earthquake. The effects of surface rupture may be mitigated by placing structures a specific distance from the known fault trace. The Alquist-Priolo Act requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) and to issue appropriate maps. Local agencies must then regulate most development projects within the zones.

The Project Site is situated in a seismically active region. As is the case for most areas of Southern California, ground-shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. However there are no known seismic faults within Jurupa Valley nor is Jurupa Valley located within a mapped Alquist- Priolo Earthquake Fault Zone. (JVGP DEIR, p. 4.6-1.) Therefore, the Project Site is not located within an Alquist-Priolo Zone and does not contain any known faults. The closest active fault zone is the San Jacinto Fault, located approximately 15 miles southeast from the Project Site. Therefore, the potential for on-site fault rupture is very low. (JVGP DEIR, p. 4.6-1.) Moreover, Well 25, the treatment facility, and the raw water pipeline would be designed and constructed in conformance with California Waterworks Standards of California Administrative Code Title 22, and California Occupational Safety and Health Administration (Cal-OSHA) safety requirements. These standards and regulations are designed to reduce construction worker, maintenance worker, and the public's exposure to impacts related to earthquake faults. Therefore, the potential for substantial adverse effects regarding rupture of a known earthquake fault would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The Community Safety, Services, and Facilities Element of the JVGP includes the following goals and policies addressing fault rupture and related seismic hazards: (JVGP, pp. 8-3, 8-8–8-9.)

Goal CSSF 1 *Minimize risks resulting from natural and manmade hazards to its residents and businesses.*

Policies

CSSF 1.1 *Fault Rupture Hazards. When reviewing new development, minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following requirements:*

1. *Require geologic studies or analyses for new, critical structures, such as schools, medical facilities, senior or disabled housing, or other high-risk occupancies located within 0.5 mile of all active or potentially active faults.*
2. *Require geologic trenching studies for new developments within all designated Earthquake Fault Studies Zones, unless adequate evidence is presented and accepted by the City Engineer or a Building Official. The City may also require geologic trenching for new development located outside designated fault zones for especially critical or vulnerable structures or lifelines.*

3. *Require that critical infrastructure, including roads, bridges, and utilities be designed to resist, without failure, their crossing of a fault, if fault rupture occurs.*
4. *Encourage and support efforts by the geologic research community to better define the locations and risks of County faults. Such efforts could include data sharing and database development with regional entities, state and local governments, private organizations, utility agencies, or universities.*

According to the *JVGP EIR*, the new residential units and non-residential buildings resulting from implementation of the JVGP would expose more structures and people (residents and employees) to the effects of a fault rupture. Additionally, future development may result in the construction and occupation of structures, critical facilities, and pipelines adjacent to known and/or as yet undetected earthquake fault zones. Such development would increase the number of persons and the amount of developed property exposed to fault rupture hazards. (JVGP DEIR, p. 4.6-23.)

The JVGP DEIR concluded that with implementation of the above JVGP goals and policies and mitigation measure 4.6.5.1A as future development occurs potential impacts to future development in Jurupa Valley with respect to fault rupture would be reduced to less than significant levels. (JVGP DEIR, p. 4.6-24.)

4.6.5.1A Before a project is approved or otherwise permitted within an A-P Zone or within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or CGS reports, or within other potential earthquake hazard area (as determined by the City), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the City of Jurupa Valley Planning and Building Departments to be relevant to each development. The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources.

Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to City of Jurupa Valley Planning and Building Departments for review and approval as part of the environmental and entitlement process and prior to the issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the City.

Because the Project Site is not within 150 feet of an A-P zone or potentially active earthquake, mitigation measure 4.6.5.1A is not applicable to the proposed Project.

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7a.ii. Strong seismic ground shaking?

Direct Impacts

Less Than Significant Impact. As discussed in response to Threshold 7a.i, although the Project Site is not located within an Alquist-Priolo Zone, does not contain any known faults, and the closet fault zone is approximately 15 miles southeast from the Project Site, the Project Site, like all of Southern California, is situated in a seismically active region. Although the Project Site would be subject to seismic activity, the Project does not propose any habitable structures that could pose a substantial risk to people or other structures in the event of strong seismic ground shaking. The proposed Project would be designed and constructed in conformance with California Waterworks Standards of California Administrative Code Title 22, and Cal-OSHA safety requirements, and the recommendations of the geotechnical investigation and report that would be prepared as part of the Project's design phase. For these reasons, the Project's potential for substantial adverse effects from strong seismic ground shaking would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP Goal CSSF 1 set forth in the response to Threshold 7aii, the JVGP Community Safety, Services, and Facilities Element also includes the following policies addressing ground shaking and related risks: (JVGP, p. 8-9.)

Policies

CSSF 1.2 *Geologic Investigations. Require geological and geotechnical investigations as part of the environmental and development review process. This requirement shall apply to the development of any structure proposed for human occupancy or to unoccupied structures whose damage could cause secondary hazards in areas with potential for earthquake-induced liquefaction, landslides, or settlement.*

CSSF 1.3 *Structural/Non-Structural Assessment. Require structural and nonstructural assessment and, when necessary, mitigation for other types of potentially hazardous buildings that are undergoing substantial repair or improvements costing more than half of the assessed property value. Potential implementation measures could include:*

1. *Use of variances, tax rebates, fee waivers, credits, or public recognition as incentives.*
2. *Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency.*

3. *Development of a mandatory retrofit program for hazardous, high occupancy, essential, dependent, or high-risk facilities.*
4. *Development of a mandatory program requiring public posting of seismically vulnerable buildings.*

According to the *JVGP EIR*, Jurupa Valley has and would continue to be subject to ground shaking resulting on seismic activity on local and regional faults. Future development permitted by the JVGP may increase the potential for property loss, injury, or death resulting from this ground shaking hazard. The JVGP DEIR concluded that as future development occurs implementation of the above JVGP goals and policies along with mitigation measure 4.6.5.2A would help ensure potential impacts from ground shaking would be less than significant. (JVGP DEIR, p. 4.6-25–4.6-26.)

4.6.5.2A If required by the City, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts on development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City of Jurupa Valley Planning and Building Departments for review and approval as part of the environmental and entitlement process and prior to the issuance of building permits.

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7a.iii. Seismic-related ground failure, including liquefaction?

Direct Impacts

Less Than Significant Impact. Liquefaction occurs primarily in saturated, loose, fine- to medium grained soils in areas with a high groundwater table (usually within 50 ft. of subsurface). Shaking can cause the soils to lose strength and liquefy. The Project Site is in an area with moderate potential for liquefaction according to *Jurupa Valley General Plan Figure 8–5 - Liquefaction Susceptibility in Jurupa Valley.* (JVGP, p. 8-6.) The Well 25 Site and the Potential Thompson Expansion Site are composed of two soil types; Grangeville loamy fine sand, drained, 0-5% and Delhi fine sand, 2-15% slopes (BRTM, pp. 6–8, USDA NRCS.) Therefore the Project would be designed and constructed in conformance with California Waterworks Standards of California Administrative Code Title 22, Cal-OSHA safety requirements, and the recommendations of the geotechnical investigation and report that would be prepared during the Project's design phase. Construction of the Project components in accordance with these requirements and recommendations would reduce the Project's potential for substantial adverse effects from seismic-related ground failure, including liquefaction, to less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal CSSF 1 set forth in the response to Threshold 7a.i and policy CSSF 1.2 set forth in the response to Threshold 7a.ii, the JVGP Community Safety, Services, and Facilities Element also includes the following policy addressing liquefaction risks: (JVGP, pp. 8-9–8-10.)

Policies

CSSF 1.4 *Structural Damage. Utilize the latest approaches to minimize damage to structures located in areas determined to have a high liquefaction potential during seismic events.*

The *JVGP EIR* concluded that implementation of the aforementioned JVGP policies would reduce the significance of seismic related liquefaction impacts associated with buildout of the JVGP to a less than significant level and no mitigation is required. (JVGP DEIR, p. 4.6-32.)

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7a.iv. Landslides?

Direct Impacts

Less Than Significant Impact. The Project Site is not susceptible to landslides, as shown on *Figure 8–6 − Landslide Susceptibility of the JVGP*. (JVGP, p. 8-7.) The Project Site is relatively flat and not within close proximity to any elevated terrain. Since the Project Site is not located within a landslide susceptible area the risk for a landslide is considerably low. Therefore, impacts with regard to substantial adverse effects from landslides would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal CSSF 1 set forth in the response to Threshold 7a.i and policy CSSF 1.2 set forth in the response to Threshold 7a.ii, the JVGP Community Safety, Services, and Facilities Element also includes the following policy addressing landslide risks: (JVGP, p. 8-10.)

Policies

CSSF 1.5 *Hillside Development. Encourage and, where possible require, mitigation of potential erosion, landslide, and settlement hazards for existing public and private development located on unstable hillside areas, especially slopes with recurring failures where City property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the City Engineer, CAL FIRE, or County Sheriff's Department.*

According to the *JVGP EIR*, future development permitted by the JVGP in the Jurupa Mountain and Pedley Hills may increase the potential for property loss, injury, or death resulting from landslides. The Jurupa Valley building code establishes specific site investigation requirements

for hillside development to reduce risks from landslides, rock falls, and debris flows. (JVGP DEIR, P. 4.6-27.)

The *JVGP EIR* concluded implementation of the JVGP goals and policies as future development occurs within steep slopes and hillside areas, along with compliance with the latest building codes would help ensure potential impacts from landslides, rock falls and debris flows within Jurupa Valley would be less than significant. (JVGP DEIR, pp. 4.6-27–4.6-28.)For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7b. Result in substantial soil erosion or the loss of topsoil?

Direct Impacts

Less Than Significant Impact. Grading and excavation at the Project Site may result in localized soil erosion as wind and water carry loose soils offsite. Compliance with current regulations and implementation of a State-required Storm Water Pollution Prevention Plan (SWPPP) that incorporates effective erosion and sediment control measures would reduce these impacts to less than significant. Permit coverage under the statewide Construction General Permit from the State Water Resources Control Board (SWRCB) and preparation of an effective SWPPP is required because the Project Site and anticipated area of disturbance is greater than one-acre. The SWPPP shall incorporate applicable Best Management Practices (BMPs) to reduce loss of topsoil and prevent substantial soil erosion. Also, as discussed in the response to Threshold 3b, the Project will comply with SCAQMD Rule 403 to reduce fugitive dust emissions. Through implementation of a SWPPP the Project's potential for substantial adverse effects from soil erosion or the loss of topsoil would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP policy CSSF 1.5 set forth in the response to Threshold 7a.ii, the JVGP Air Quality Element includes the following policies related to soil erosion: (JVGP, p. 6-10.)

Policies

AQ 3.5 *Fugitive Dust Reduction Measures. Apply, as appropriate, measures contained in the County's Fugitive Dust Reduction to the entire City.*

AQ 3.6 *Grading in High Winds. Suspend all grading when wind speeds exceed 25 miles per hour.*

According to the *JVGP EIR*, soil erosion and loss of topsoil can be associated with groundbreaking excavation activities, such as grading or cut and fill for new development. These activities can expose unprotected soils to storm water runoff causing erosion and loss of topsoil. An increase in population anticipated by the JVGP would cause an increase in residential and non-residential structures, resulting with alterations and loss to existing topsoil. In addition, exposure of underlying soils during landform modifications substantially increases the potential for soil erosion. (JVGP DEIR, p. 4.6-28.)

Future development within Jurupa Valley and related off-site improvements that would involve the disturbance of more than one acre is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) will also be required to address erosion and discharge impacts associated with the proposed on-site grading. Good housekeeping practices at a construction site would protect receiving waters from soil erosion and silt deposition during grading activities. (JVGP DEIR, p. 4.6-28.) Additionally, new development is required to prepare a site-specific Water Quality Management Plan that can contain post-construction measures to help reduce potential impacts to soil erosion. (JVGP DEIR, p. 4.6-29.)

The *JVGP EIR* concluded that with implementation of JVGP policies CSSF 1.5, AQ 3.5, and AQ 3.6 along with state, regional, and local regulations to protect soils, impacts regarding soil erosion and the loss of topsoil would be less than significant.

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7c. 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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

Direct Impacts

Less Than Significant Impact. As mentioned above in responses to Thresholds 7a.iii and 7a.iv, the Project Site is located on land not typically associated with unstable soil conditions as shown on *JVGP Figure 8–5 − Liquefaction Susceptibility in Jurupa Valley* and *JVGP Figure 8–6 −Landslide Susceptibility in Jurupa Valley*. (JVGP, pp. 8-6, 8-7.) The Project Site is identified as land with moderate liquefaction potential and no landslide susceptibility. Further, the Project would not result in unstable soil. A geotechnical investigation and report would be prepared for the Project and any recommendations identified in that report shall be incorporated into the design. Construction of the Well 25 Site would also follow proper engineering design and construction in conformance with RCSD's Water and Sanitary Sewer Design and Construction Manual, California Waterworks Standards of California Administrative Code Title 22, and Cal-OSHA safety requirements. Therefore, potential impacts regarding landslide, lateral spreading, subsidence, liquefaction, or collapse would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Regarding liquefaction, refer to the response to Threshold 7a.iii.

Regarding landslide, refer to the response to Threshold 7a.iv

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Direct Impacts

Less Than Significant Impact. Expansive soils expand, or swell, when wet and shrink when dry. The amount or type of clay present in soil determines the shrink-potential. The Project Site is composed of two soil types; Grangeville loamy fine sand, drained, 0-5% and Delhi fine sand, 2-15% slopes (BRTM, pp. 6 – 8, USDA NRCS.) According to *JVGP EIR Table 4.6A: Soils within the City of Jurupa,* both soil series have a low shrink swell potential. (JVGP EIR, p. 4.6-5.) Moreover, the Project will incorporate standard engineering and construction protocols in conformance with RCSD's Water and Sanitary Sewer Design and Construction Manual, California Waterworks Standards of California Administrative Code Title 22, and Cal-OSHA, which will incorporate all adequate and appropriate safety considerations. Additionally, the Project will be designed and constructed in accordance with the recommendations of one or more geotechnical investigations that will be prepared as part of the final design phase. For these reasons, direct impacts resulting from construction on expansive soils would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

JVGP goal CSSF 1 set forth in the response to Threshold 7a.i will help ensure that potential impacts from expansive soils will be less than significant.

According to the *JVGP EIR*, there is one soil type identified within Jurupa Valley that has a high shrink/swell potential, Monserate sandy loam, shallow, 5-15% slopes. Build out per the JVGP would increase the number of persons, residential units, and non-residential development that would occur on moderately expansive soils within Jurupa Valley. (JVGP DEIR, p. 4.6-32.)

The *JVGP EIR* concluded that while implementation of JVGP goal CSSF 1 would reduce the potential impacts from soil expansion within Jurupa Valley, it does not provide specific development standards for development within areas subject to potential soil expansion, nor does it provide adequate mitigation for potential soil expansion impacts. Therefore, to provide adequate mitigation for potential soil expansion hazards, development within Jurupa Valley with the Monserate sandy loam shallow, 5-15% slopes identified on JVGP Figure 4.6.2 shall implement mitigation measure 4.6.5.7A. Implementation of mitigation measure 4.6.5.7A would reduce impacts associated with development located on expansive soil to less than significant.

4.6.5.7A As determined by the City, a site-specific soil assessment shall be prepared to ascertain potential soil expansion on development within the Monserate sandy loam, 25 shallow, 5-15% slopes identified on Figure 4.6.2. The site-specific soil assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation. The site specific soils assessment shall include specific measures to reduce the significance of potential soil swell/shrink potential.

This site-specific soils assessment shall be prepared by a licensed soils engineer or geologist and shall be submitted to the City of

Jurupa Valley Planning and Building Departments for review and approval as part of the environmental and entitlement process and prior to the issuance of building permits.

Because the Project Site has soils identified as Grangeville loamy fine sand and Delhi fine sand (Db) according to *United State Department of Agriculture Natural Resource Conservation Service Soil Survey*, this mitigation measure is not applicable to the proposed Project.

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Direct Impacts

No Impact. The Project does not require or propose use of a septic tank or alternative waste water disposal systems. RCSD has sanitary sewers in the streets in proximity to the Project Site. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Sewer service is provided to Jurupa Valley by RCSD and the Jurupa Community Services District. According to the *JVGP EIR*, all new development within Jurupa Valley would be required to connect to the local Community Services District's sewer systems. Because septic tanks and alternative wastewater treatment systems would not be allowed there would be no impacts in this regard. (JVGP DEIR, p. 4.6-30.)

For the reasons set forth in the preceding paragraphs, there would be no direct impacts and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

7f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Direct Impacts

Less Than Significant With Mitigation Incorporated. Paleontological resources include fossils of plant and animal remains from prehistoric eras. The Jurupa Valley General Plan Environmental Impact Report classifies paleontological sensitivity into three categories, High A (Ha), High B (Hb) and Low (L). The Project Site is located within the Low (L) paleontological sensitivity area. (JVGP DEIR, p. 4.5-7.) The proposed Project Site is located amongst a disturbed and developed area. The Project Site is physically bordered by disturbed areas and urban development. The Well 25 Site and the Proposed Thompson Facility Expansion Site are currently vacant. The Raw Water Pipeline Alignment, The Thompson Facility and the Mahnke Facility have been previously disturbed. Therefore, given the disturbed and developed nature of the surrounding area it is unlikely that paleontological resources would be discovered on the

Project Site during construction activities. However, in the advent Project-related ground excavation results due to the depth of drilling for Well 25, mitigation measure **MM GEO 1**, shall be implemented. These mitigation measures required a workers' environmental awareness program to educate construction crews about the types of resources that may be encountered, preparation of a paleontological mitigation monitoring plan, and sets forth the process in the event a paleontological resource is discovered. With implementation of these mitigation measures, direct and indirect impacts regarding destroying a unique paleontological resource or site would be less than significant.

> **MM GEO 1: Inadvertent Fossil Discoveries.** In the unlikely event that fossils are unearthed during Project-related ground disturbing activities (i.e., an inadvertent discovery), all work within the vicinity of the find shall immediately halt, and RCSD shall retain a professional paleontologist (the "Project Paleontologist") to evaluate the find. The Project Paleontologist shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project Paleontologist shall complete the following:
>
> 1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor, and/or Project Paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the Project Paleontologist determines that the fossils are potentially significant, the Project Paleontologist (or paleontological monitor) should recover them following standard field procedures for collecting paleontological resources. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the Project Paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.
>
> 2. Fossil Preparation and Curation. The Project PAleontologist shall identify the museum that has agreed to accept fossils that may be discovered during project-related excavations. Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation will be assessed by the repository and will be the responsibility RCSD.
>
> 3. Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) for the Project, the Project Paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration

and methods of monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

Potential Reasonably Foreseeable Indirect Impacts

JVGP goal COS 7 and policies COS 7.1 and COS 7.2 set forth in the response to Threshold 5a and policy COS 7.4 set forth in the response to Threshold 5b are related to paleontological resources.

According to the *JVGP EIR*, Riverside County mapping indicates Jurupa Valley is underlain by a variety of soils and shallow geologic formations that may contain fossils or other paleontological materials. The mapping also indicates these resources have a higher probability of being located in the northwestern and southeastern portions of the site, but are not concentrated in any one area of the City. It is even possible, although less likely, that fossils may be found in deeper alluvial deposits along the Santa Ana River and adjacent floodplain. The upland portions of Jurupa Valley (i.e., Jurupa Hills in the northern and central portions of Jurupa Valley) contain many rock outcroppings and boulders but these do not necessarily represent unique geologic features. Future development of vacant land throughout Jurupa Valley may uncover previously undiscovered fossiliferous materials. Since Western Riverside County has yielded megafaunal fossils and other important paleontological materials, this impact is potentially significant. (JVGP DEIR, p. 4.5-17.)

The *JVGP EIR* concluded that JVGP goal COS 7 and policies COS 7.1, COS 7.2, and COS 7.4 would provide sufficient programmatic protection for undiscovered paleontological resources that may be present within the City with implementation of mitigation measure 4.5.5.3A. (JVGP DEIR, p. 4.5-18.) Thus reasonably foreseeable impacts would be less than significant with mitigation.

4.5.5.3A Prior to issuance of a grading permit, a project applicant must provide an assessment, prepared by a qualified professional, of whether the proposed project grading will impact underlying soil units or geologic formations that have a moderate to high potential to yield fossiliferous materials. If the potential for fossil discovery is low, no pre-grading monitoring needs to be established. If the potential for fossil discovery is moderate to high, the applicant must provide a paleontological monitor during rough grading of the project. If a paleontologist is not onsite and possible fossil materials are found, work shall be halted in that area until the material can be assessed by a qualified professional. If materials are found onsite during grading, a qualified professional shall evaluate the find and determine if it represents a significant paleontological resource. If the resource is determined to be significant, the paleontologist shall supervise removal of the material and determine the most appropriate archival storage of the material. Appropriate materials shall be prepared, catalogued, and archived at the applicant's expense and shall be retained within Riverside County if feasible. This measure shall be implemented to the satisfaction of the City Planning Department.

[NOTE: This shall become a standard Condition of Approval for development within the City.]

Project mitigation measures **MM GEO 1** satisfies the requirements of *JVGP EIR* mitigation measure 4.5.5.3A.

For the reasons set forth in the preceding paragraphs, direct impacts would be less than significant with mitigation. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR.*

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

(Sources: SCAQMD CEQA Draft Guidance Documents (SCAQMD-C); WEBB-A)

8a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Direct Impacts

Less Than Significant Impact. Greenhouse gases (GHG) are not presented in pounds per day (lbs/day) like criteria pollutants; they are typically evaluated on an annual basis using the metric system. Several agencies, at various levels, have proposed draft GHG significance thresholds for use in CEQA documents. SCAQMD has been working on GHG thresholds for development projects. In December 2008, the SCAQMD adopted a threshold of 10,000 metric tonnes per year of carbon dioxide equivalents ($MTCO_2E$/yr) for stationary source projects where SCAQMD is the lead agency. The most recent draft proposal was in September 2010 and included screening significance thresholds for residential, commercial, and mixed-use projects at 3,500, 1,400, and 3,000 $MTCO_2E$/yr, respectively. Alternatively, a lead agency has the option to use 3,000 $MTCO_2E$/yr as a threshold for all non-industrial projects. Although both options are recommended by SCAQMD, a lead agency is advised to use only one option and to use it consistently. The SCAQMD significance thresholds also recommends amortizing construction emission over an expected project life of 30 years. (WEBB-A, pp. 6-7.)

The Air Quality and Greenhouse Gas Analysis prepared for the Project (WEBB-A) estimated GHG emissions from fuel usage by construction equipment and construction-related activities, like construction worker trips, for the Project. The analysis results for construction-related GHG emissions provide for carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), refrigeranI(R), and carbon dioxide equivalent (CO_2E) as shown in **Table 9 – Project Construction Equipment GHG Emissions** below:

Table 9 – Project Construction Equipment GHG Emissions

Year	Metric Tons per Year (MT/yr)				
	Total CO_2	Total CH_4	Total N_2O	R	Total CO_2E
2024	308.50	0.01	0.01	0.05	310.30
2025	400.90	0.01	0.01	0.07	403.50
Total	**709.40**	**0.02**	**0.02**	**0.12**	**713.80**
				Amortized[1]	**23.79**

Source: WEBB-A, Table 4

Note: [1]Construction emissions were amortized over a 30-year period, as recommended by SCAQMD.

GHG – Greenhouse Gases, CO_2 – carbon dioxide, CH_4- methane, N_2O – nitrous oxide, R – Refrigerants, CO_2E – carbon dioxide equivalent

Table 9 indicates that an estimated total of 713.80 $MTCO_2E$ per year will occur from Project construction equipment over the course of the estimated 14-month construction period. The draft SCAQMD GHG threshold guidance document released in October 2008 recommends that construction emissions be amortized for a project lifetime of 30 years to ensure that GHG reduction measures address construction GHG emissions as part of the operational reduction strategies. (SCAQMD-C.)

It is anticipated that RCSD personnel will visit the Well 25 Site on a daily basis, which is the same frequency personnel are visiting nearby facilities. Therefore, no new operational activities are anticipated. Operational GHG emissions would primarily result from the electric pump at the new well site and infrequent visits by vehicles driven by maintenance personnel, which also occur under existing conditions and as such, the emissions from infrequent maintenance vehicles are considered negligible. GHG emissions from the operation of the electric pump for the new well were evaluated in the Air Quality and Greenhouse Gas Analysis prepared for the Project (WEBB-A) and calculated using the annual electricity consumption from the new well and the 2025 SCE carbon intensity data. Based on the estimated well capacity, the electricity consumption is estimated to be approximately 981 MWh per year. Therefore, the resulting net increase in GHG emissions from operation of the proposed well will be approximately 156 $MTCO_2E$ per year.

The proposed Project does not fit into the categories provided (industrial, commercial, and residential) in the draft thresholds from SCAQMD. The Project's emissions were compared to the 3,000 $MTCO_2E$/yr threshold for non-industrial projects because it is more conservative. Since the draft SCAQMD GHG threshold guidance document released in October 2008 (SCAQMD-C) recommends that construction emissions be amortized for a project lifetime of 30 years, the total GHG emissions from Project construction were amortized and added to the operational GHG emissions for the Project. The total Project-generated GHG emissions from amortized construction and operational activities described above are approximately 180 $MTCO_2E$ per year, which is below the SCAQMD recommended screening level of 3,000 $MTCO_2E$/yr. Due to the estimated amount of emissions from Project construction and well pump electricity usage as well as negligible operational emissions from infrequent maintenance

vehicles, the proposed Project would not generate GHG emissions that exceed the screening threshold.

Thus, the proposed Project would not generate significant amounts of GHG emissions and this impact is considered to be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP Air Quality Element goal AQ 1, which is set forth under the response to Threshold 3a, the JVGP includes the following policies to minimize GHG emissions to the greatest extent practicable: (JVGP p. 6-18.)

Policies

AQ 9.1 *State and Regional Plans and Programs. Monitor federal, state, and regional plans and programs to stay abreast on emerging information, practices, and strategies to address climate change.*

AQ 9.2 *Critical Infrastructure. Locate critical infrastructure in areas not subject to severe climate change impacts, such as flooding.*

AQ 9.3 *Climate Action Plan. Work with WRCOG to periodically monitor and update the Subregional Climate Action Plan.*

AQ 9.4 *Vulnerability. Develop strategies to reduce the City's vulnerability to climate change impacts.*

According to the *JVGP EIR*, human activities contribute to increasing concentrations of GHG in the atmosphere. Future new development per the JVGP could directly or indirectly contribute to the generation of GHG emissions from construction activities, gas, electricity, and water use, solid waste disposal, and motor vehicle use. The analysis in the *JVGP EIR* indicates Jurupa Valley is expected to generate a total of 717,018 $MTCO_2E$ at buildout, which is less than the City's GHG efficiency goal of 719,706 $MTCO_2E$.[9] The *JVGP EIR* concluded that although implementation of the above JVGP goal and policies along with the additional goals, policies, and programs in the JVGP regarding air quality, pollution, energy conservation, water conservation, etc. would substantially reduce potential GHG emissions from development per the JVGP, impacts would not be reduced to less than significant levels. Since no CEQA document was prepared for the Western Riverside County Sub-Regional Climate Action Plan, the *JVGP EIR* included mitigation measure 4.7.5.2A to reduce potential GHG emissions more effectively as Jurupa Valley builds out under the JVGP. (JVGP DEIR, pp. 4.7-29, 4.7-33–4.7-35.) Thus reasonably foreseeable impacts associated with implementation of the JVGP would be less than significant with mitigation.

4.5.7.2A *Within two years of General Plan approval, the City will prepare and adopt a Climate Action Plan (CAP) specifically for the City of Jurupa*

[9] Jurupa Valley efficiency goal is calculated by the Buildout service population (total residents plus workers) multiplied by 4.1. Service population = 126,000 residents + 49,538 employees = 175,538 multiplied by 4.1 = 719,706 (rounded to nearest whole number).

Valley, including a 2030 and 2035 reduction target and local emission inventory. The City CAP will be consistent with the WRCOG Subregional CAP but will identify specific additional measures in addition to those outlined in various elements of the General Plan for the reduction of future GHG emissions. The City CAP shall demonstrate how the City will reduce its greenhouse gas emissions to 50 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050, consistent with State law and current guidance on GHG reduction planning.

Specific actions that may be included in the City CAP to help keep City-wide emissions below the SCAQMD service population significance threshold include but are not limited to requiring the installation of electrical and conduit improvements to support the installation of future roof-mounted photovoltaic solar systems and electrical vehicle charging stations for individual homes and businesses.

For the reasons set forth in the preceding paragraphs, direct impacts regarding GHG emissions would be less than significant, and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

8b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Direct Impacts

Less Than Significant Impact. As the proposed Project involves the construction of public utility improvements, it is not considered a significant source of operational GHG emissions. The Project would not result in any changes to the existing land use patterns within the Project area and its construction does not generate significant amounts of GHG (refer to **Table 9**); therefore, the Project would not conflict with any applicable plan, policy, or regulation for the reduction in GHG emissions. Impacts are considered to be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

JVGP Air Quality Element goal AQ 1 and policies AQ 9.1, AQ 9.2, AQ 9.3, and AQ 9.4 which are set forth in the response to Threshold 3a are intended to reduce GHG emissions resulting from implementation of the JVGP to the greatest extent practicable.

The *JVGP EIR* concluded the JVGP is not considered to be in conflict with GHG reduction goals under Assembly Bill 32, the "Global Warming Solutions Act" or other state regulations. (JVGP DEIR, p. 4.7-25.). The *JVGP EIR* also concluded that with implementation of the JVGP goal and policies identified in the preceding paragraph, which will help Jurupa Valley comply with the requirements of the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan, implementation of the JVGP would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. (JVGP DEIR, p. 4.7-28.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding conflicts with an applicable plan, policy, or regulation for the reduction in GHG emissions would be less than significant, and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

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

(Sources: ALUC*, CCR Title 13 Sections 1160-1167; CFR Title 49 Parts 171-180;* DTSC EnviroStor; FA ALUC; GE; JVGP, JVGP DEIR*, JVGP Figure–8-10 − Wildfire Severity Zones in Jurupa Valley;* JUSD; PRC; WMP, Google Earth*)*

9a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Direct Impacts

Less Than Significant Impact. Construction of the Project would include the transport of fuels, lubricants, and various other liquids for operation of construction equipment. These materials will be transported to the Project Site by equipment service trucks. In addition, workers will commute to the Project via private vehicles and will operate construction vehicles and equipment on public streets. A number of 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 U.S. Department of Transportation, Office of Hazardous Materials Safety in accordance with Title 49

of the Code of Federal Regulations (CFR). California regulations applicable to hazardous material transport, storage, and response to upsets or accidents are codified in Title 13 (Motor Vehicles), Title 8 (Cal/OSHA), Title 22 (Management of Hazardous Waste), Title 26 (Toxics) of the California Code of Regulations (CCR), and the Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory). These hazardous materials regulations were established at the state level to ensure compliance with federal regulations intended to reduce the risk to human health and the environment from the routine use of hazardous substances. Compliance with the measures is intended to significantly reduce a project's risk to the environment. To ensure that workers and others at the Project Site encompassed by the Project are not exposed to unacceptable levels of risk associated with the use and handling of hazardous materials, RCSD is required to implement existing hazardous materials regulations, with compliance monitored by state (e.g., OSHA in the workplace or DTSC for hazardous waste) and local jurisdictions. Compliance with existing safety standards related to the handling, use, and storage of hazardous materials, and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations (as noted above) would be required for RCSD. Compliance with all applicable laws and regulations regarding the transportation, use, storage, and response to upsets or accidents that may involve hazardous materials would reduce the likelihood and severity of upsets and accidents during transit and storage. Therefore, potential impacts in this regard would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The following goal and policies of the JVGP Community Safety, Services, and Facilities Element, Land Use Element, and Environmental Justice Element are intended to protect the public from potential impacts resulting from the routine transport, use, or disposal of hazardous materials. (JVGP, pp. 2-38, 2-41, 2-42, 8-3, 8-20–8-22, 9-10–9-11.)

Goal CSSF 1 *Minimize risks resulting from natural and manmade hazards to its residents and businesses.*

Policies

CSSF 1.31 *Federal/State Laws. Comply with federal and state laws regarding the management of hazardous waste and materials.*

CSSF 1.32 *Hazardous Waste Storage/Disposal. Identify, assess, and mitigate safety hazards from the storage, use, and disposal of hazardous materials.*

CSSF 1.33 *Hazardous Waste Collection. Encourage and, as resources allow, support household hazardous waste collection activities.*

CSSF 1.34 *Stringfellow Remediation Site. Encourage and support state and federal efforts to complete the clean-up of the Stringfellow Remediation Site and related groundwater and soil contamination.*

CSSF 1.35 *Information Dissemination. Disseminate information to the public on the storage, use, and disposal of hazardous materials through*

working with non-agencies, special districts and other agencies and organizations.

CSSF 1.36 *Multi-Hazard Functional Plan. Strengthen the Multi- Hazard Functional Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:*

1. *clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress;*
2. *heavy search and rescue;*
3. *fire suppression;*
4. *hazardous materials response;*
5. *temporary shelter;*
6. *geologic and engineering needs;*
7. *traffic and crowd control; and*
8. *building inspection.*

CSSF 1.37 *Hazardous Waste Handling. Require businesses, utilities, and industrial facilities that handle hazardous materials to:*

1. *install automatic fire and hazardous materials detection, reporting, and shut-off devices; and*
2. *install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.*

LUE 3.5 *Residential Compatibility. Commercial uses abutting residential properties shall be designed to protect the residential use from the impacts of noise, vibration, light, fumes, odors, vehicular traffic, parking, and safety hazards.*

LUE 3.17 *Toxic Materials. Prohibit the development of industrial and business park uses that use, store, produce, or transport toxic substances, or that generate unacceptable levels of noise or air pollution.*

LUE 4.3 *Locations. Locate and design new public facilities to protect sensitive uses, such as schools and housing, from impacts due to noise, vibration, light, fumes, odors, and vehicular traffic, parking and safety hazards.*

EJ 2.8 *Separation of Uses. Build new sensitive land uses with sufficient buffering from industrial facilities and uses that pose a significant hazard to human health and safety. The California ARB recommends that sensitive land uses be located at least 1,000 feet from hazardous industrial facilities.*

EJ 2.11 *Toxic Emissions. Ensure that low-income and minority populations understand the effect of projects that may use or generate toxic materials or emissions.*

According to the *JVGP EIR*, as buildout of Jurupa Valley occurs, there is a possibility that future development, especially industrial projects, could accidentally release hazardous materials during routine use, transport, or disposal. The most likely method of release would be a traffic accident involving one or more vehicles hauling hazardous materials. Additionally, there are many vacant parcels which could be the site of earlier development or unknown dumping of potentially hazardous materials. Many properties in Jurupa Valley were developed prior to existing federal and state laws and regulations regarding hazardous materials. As redevelopment of such properties occur, there is a possibility that hazardous materials such as asbestos, lead-based paint, etc. could be encountered. (JVGP DEIR, p. 4.8-13.)

Regarding creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials resulting from buildout per the JVGP, the *JVGP EIR* concluded:

> *With implementation of the identified General Plan goals and policies above, in addition to enforcement of compliance with federal and state laws and regulations regarding transport, use, or disposal of hazardous materials, potential hazardous waste impacts to people and the environment from development within the City will be reduced to less than significant levels and no mitigation is required.* (JVGP DEIR, p. 4.8-14.)

For the reasons set forth above, direct impacts regarding a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

9b. 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?

Direct Impacts

Less Than Significant Impact. Given that the Project Site is surrounded by existing development, encompasses between approximately 2.1 and 3.1 acres depending on the location of the new treatment facility.[10] Given the size of the Project Site, that the Well 25 Site and treatment facility location would be secured, and the types of hazardous materials needed during construction and operation, hazardous materials would not be present in any significant quantity on the Project Site and any spill is likely to be easily contained. Moreover, use of these materials will be conducted in accordance with all applicable federal and state laws, which includes requirements for secondary containment of hazardous materials and appropriate spill response procedures. Therefore, impacts regarding the creation of a significant hazard to the

[10] If the treatment facility is located at the Mahnke Site, the total acreage of the Project Site would be approximately 2.1 acres. If the treatment facility is located at the Thompson Site, the total acreage of the Project Site would be approximately 2.7 acres. If the treatment facility is located at the Thompson Expansion Site, the total acreage of the Project Site would be approximately 3.1 acres.

public or environment resulting from a reasonably foreseeable upset or accidental release of hazardous materials would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Regarding potential reasonably foreseeable indirect impacts resulting from buildout of Jurupa Valley per the JVGP, refer to the response to Threshold 9a.

For the reasons set forth in the preceding paragraphs, direct impacts regarding the creation of significant hazards to the public or the environment through reasonably foreseeable release of hazardous materials into the environment would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

9c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?

Direct Impacts

Less Than Significant Impact. There are no schools proposed within one-quarter mile of the Project Site. The school closest to the Project Site is Ina Arbuckle Elementary School located at 3600 Packard Street. (JUSD, GE.) Portions of the raw water pipeline is within 0.4 miles of this school and the Well 25 Site and the sites under consideration for the water treatment facility are approximately one-half mile away. Although fuels, lubricants, and solvents are expected to be used during Project implementation, use of these items would not create a route of hazardous exposure to students at nearby schools because construction activities would be limited to the Well 25 Site, Potential Thompson Expansion Site, Thompson Facility, Manhke Facility, and the Raw Water Pipeline Alignment. In addition, the construction of the Project would comply with state and federal regulations governing the use and transport of hazardous materials. Because the nearest school is over one-quarter mile away from the Project Site, the proposed Project would not result in hazardous emissions or handling acutely hazardous materials, substances, or waste. Impacts would be than significant and no mitigation is required.

Reasonably Foreseeable Indirect Impacts

The following policies from the JVGP Land Use Element and Environmental Justice Element are intended to protect of sensitive land uses such as schools. (JVGP, pp. 2-42, 9-10.)

<u>Policies</u>	
LUE 4.3	*Locations. Locate and design new public facilities to protect sensitive uses, such as schools and housing, from impacts due to noise, vibration, light, fumes, odors, and vehicular traffic, parking and safety hazards.*
EJ 2.8	*Separation of Uses. Build new sensitive land uses with sufficient buffering from industrial facilities and uses that pose a significant hazard to human health and safety. The California ARB recommends that sensitive land uses be located at least 1,000 feet from hazardous industrial facilities.*

The City of Jurupa Valley does not have any authority regarding the location, design, or construction of school facilities as that authority rests with the Jurupa Valley Unified School District (JUSD).

Jurupa Valley works cooperatively with JUSD in the design of roads, and other public improvements in and around school sites and are responsible for fire, police, and public safety concerns involving all facilities within Jurupa Valley, including schools. Regarding the emission of hazardous emissions or handling hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school, the *JVGP EIR* concluded:

> *Compliance with federal and state laws and regulations related to hazardous waste and implementation of JVGP policies above regarding the separation of new public facilities and sensitive land uses will reduce potential impacts to less than significant. (JVGP DEIR, pp. 4.8- 23–4.8-24.)*

For the reasons set forth in the preceding paragraphs, there would be no direct impacts regarding handling hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

9d. 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?

Direct Impacts

Less Than Significant Impact. The Project Site is not listed in the Department of Toxic Substances Control (DTSC) EnviroStor Hazardous Waste and Substances Site List. (Cortese.) The DTSC's EnviroStor data management system identified two sites found within a one-mile radius of the Project Site, The District at Jurupa Valley and a Proposed K-8 #1 site. The District at Jurupa Valley is listed as Active due to detected volatile organic compounds in soil vapor.[11] The Proposed K-8 #1 site is listed as Inactive – Action Required, has potential groundwater impact beneath the site from upgradient landfills and other contamination. There are no known active leaking underground storage tanks (USTs) within a one-mile proximity to the Project Site. Because these sites are outside of the Project's construction footprint there is an unlikely potential for an accidental release of hazardous materials during Project construction or operation. Through compliance with applicable regulations, impacts would be less than significant. No mitigation is required

[11] *Source: EnviroStor Glossary, Active – Identifies that an investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity. Inactive – Action Required* - Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal CCSF 1 and polices CSSF 1.31 and CSSF 1.34 set forth in the response to Threshold 9a, the JVGP Land Use Element also includes the following policy addressing potential projects on hazardous sites. (JVGP, p. 2-64.)

> Policy
> *LUE 5.44* *Special Development Requirements. In addition to the commercial and industrial development policies within this text, development proposals within the Overlay must meet the following requirements:*
> 1. *Piped water and domestic sewer service shall be provided.*
> 2. *Clearance from the appropriate state authorities must be provided and must indicate that all significant hazards have been abated and the proposed project can occur without jeopardizing public health and safety, or that any proposed cleanup plans have been determined adequate by the state to permit development of the site.*
> 3. *In general, only commercial and industrial uses, which do not consist of a high concentration of people, shall be permitted within this area. A residence for an on-site caretaker shall not be permitted without clearance from the state.*

According to the *JVGP EIR*, Jurupa Valley hazardous materials include petroleum products, solvents, pesticides and other substances used in or generated by commercial, industrial, agricultural or residential activities. State and federal laws govern the storage, transport, and disposal of hazardous materials. Implementation of the JVGP goals and policies above and compliance with local, state, and federal laws and regulations regarding hazardous waste sites would further reduce impacts; mitigation is not required. (JVGP DEIR, pp. 4.8-14–4.8-15.)

For the reasons set forth in the preceding paragraphs, no significant hazard will be created to the public or the environment through hazardous material sites. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

9e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Direct Impacts

Less Than Significant Impact. The Project Site is approximately one-half mile southeast of Flabob Airport and is within the Policy Boundaries of the *Flabob Airport Riverside County Airport Land Use Compatibility Plan (FA ALUCP).* (FA ALUC, Map FL-1.) The Project Site is within Zone D and the majority of the Project Site is within the Aircraft Approach Accident Risk Intensity Contour for the east, based on *Exhibit FL-6 Compatibility Factors Ma*p of the *FA ALUCP*. However, the Project Site is not within the airport's noise contour. (ALUC, Map FL-3.) Once Project construction is complete, the Project facilities would be subject to daily visits by RCSD as the existing Thompson Facility and Mahnke Facility. Since the Project does not

propose any habitable structures and RCSD is already maintaining facilities in the Project area, Project implementation would not result in a safety hazard or excessive noise for people residing or working in the Project area. Impacts regarding airport safety hazards or exposure to excessive noise would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The following policies from the Land Use Element of the JVGP are specifically regarding airport compatibility and safety. (JVGP, p. 2-67–2-70, 2-74.)

Policies

LUE 5.55 *ALUP Compliance. Provide for the orderly operation and development of Flabob and Riverside Municipal Airports and the surrounding area by complying with the Airport Land Use Compatibility Plan as set forth in Appendix 4.0, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the 2017 General Plan, unless the City Council overrides the Plan as provided for in state law.*

LUE 5.56 *Development Review. Refer all major land use actions to the Airport Land Use Commission for review, pursuant to Policy 1.5.3 of the ALUP until: 1) the Commission finds the City's General Plan to be consistent with the ALUP, or 2) the City Council has overruled the Commission's determination of inconsistency, or 3) the Commission elects not to review a particular action.*

LUE 5.57 *Continued Airport Operation. Support the continued operation of Flabob and Riverside Municipal Airports to help meet airport services needs within the land-use compatibility criteria with respect to potential noise and safety impacts.*

LUE 5.58 *Consistency Requirement. Review all proposed projects and require consistency with any applicable provisions of the Riverside County Airport Land Use Compatibility Plan as set forth in Appendix A-4.0, and require General Plan and/or Zoning Ordinance amendments to achieve compliance, as appropriate.*

LUE 5.59 *ALUP Amendments. Review all subsequent amendments to any airport land-use compatibility plan and either adopt the plan as amended or overrule the Airport Land Use Commission as provided by law (California Government Code §65302.3).*

LUE 5.60 *General Plan Adoption or Amendment. Prior to the amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or a building regulation within the planning boundary of any airport land use compatibility plan, the City will refer such proposed actions for determination and processing as provided by the Airport Land Use Law.*

LUE 5.61 Cluster Development. Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable Airport Land Use Compatibility Plan.

LUE 5.62 Bird-attracting Uses. In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that attract birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also, avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports.

LUE 5.63 Encroachment. Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.

LUE 5.64 Voluntary Review. The City, from time to time, may elect to submit proposed actions or projects voluntarily that are not otherwise required to be submitted to the ALUC under the Airport Land Use Law in the following circumstances

1. *Clarification: If there is a question as to the purpose, intent, or interpretation of an Airport Land Use Compatibility Plan (ALUCP) or its provisions; or*
2. *Advisory: If assistance is needed concerning a proposed action or project relating to Airport Land Use matters.*

LUE 5.65 Airport Referrals. Submit all development proposals located within an Airport Influence Area to the affected airport for review.

LUE 8.1 Land Use Compatibility. Require land to be developed and used in accordance with the General Plan, specific plans, and community and town center plans to ensure compatibility and minimize impacts.

The safety zones of two public airports, Riverside Municipal Airport and Flabob Airport overlap portions of Jurupa Valley. Flabob Airport is located in the eastern portion of the Jurupa Valley north of the Santa Ana River. Riverside Municipal Airport is located south of the eastern portion of Jurupa Valley across the Santa Ana River. (JVGP DEIR, p. 4.8-23.) The Riverside County Airport Land Use Commission has prepared Airport Land Use Compatibility Plans (ALUCPs) for both of these airports. (ALUC.)

The JVGP establishes clear parameters for planning and guidance for future development of vacant land or redevelopment of existing land within the influence areas of Flabob Airport and Riverside Municipal Airports. Specifically, JVGP policies LUE 5.53 and LUE 5.56 require new development to comply with the provisions of the airport land use compatibility plans. With implementation of these policies, and adherence to the local, state, and federal laws and regulations new development in Jurupa Valley will have less than significant impacts regarding airport compatibility and safety. (JVGP DEIR, pp. 4.8-16, 4.8-23.)

For the reasons set forth in the preceding paragraphs, no impacts to airport compatibility and safety are anticipated. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

9f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Direct Impacts

Less Than Significant Impact. Jurupa Valley's Emergency Operations Plan (EOP) addresses four primary phases of emergency operation including Preparedness, Response, Recovery, and Mitigation. (JVGP, p. 8-21.) The Jurupa Valley EOP does not identify evacuation routes. Construction of the raw water pipeline in Mission Boulevard, Daly Avenue, and 34th Street would require an encroachment permit from the Jurupa Valley Public Works Department. As part of the encroachment permit process, any lane closures would be identified and a traffic control plan that provides adequate pass-by features for emergency vehicles would be prepared by RCSD and approved by Jurupa Valley prior to construction of the raw water pipeline. Through compliance with the conditions of the encroachment permit, the ability of emergency vehicles to pass by the Project Site safely, efficiently, and quickly would not be limited. Therefore, impacts related to the interference with an adopted emergency response plan or emergency evacuation plan would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

JVGP policy CSSF 1.36, set forth in the response to Threshold 9a, indicates Jurupa Valley's intent to strengthen the existing Multi-Hazard Functional Plan and continue to cooperate with federal, state, and local agencies regarding emergency response. Implementation of policy CSSF 1.36 and compliance with the California Emergency Services Act will facilitate the protection of health and safety and preserve the lives and property of the people of California. Therefore, impacts would be less than significant and mitigation is not required. (JVGP DEIR, pp. 4.8-24–4.8-25.)

For the reasons set forth in the preceding paragraphs, direct impacts to evacuation plans and emergency routes would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

9g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*)*

Direct Impacts

Less Than Significant Impact. As discussed in the response to Threshold 20, Wildfire, the Project Site is not within any wildfire hazard severity zone. (JVGP, p. 8-17.) The Project Site is surrounded by existing commercial and residential development and Project implementation would present no additional fire risk to these existing structures. Further, Project implementation is not likely to result in fires and would not include prohibited activities pursuant to Public Resources Code (PRC) Sections 4421-4446.) Therefore, the Project impacts with regard to exposing people or structures to a significant risk of list, injury, or death involving wildland fires would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The following policies from the JVGP Community Safety, Services and Facilities Element are intended to reduce injury or death involving wildland fires. (JVGP, p.–8-18 - 8-19.)

Policies

CSSF 1.23 Fire Prevention. Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

1. *All proposed construction shall meet minimum standards for fire safety as defined in the City Building or Fire Codes, or by City zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.*
2. *In addition to the fire safety provisions of the Uniform Building Code and the Uniform Fire Codes, apply additional standards for high risk, high occupancy hospital and health care facilities, dependent care, emergency operation centers, and other essential or "lifeline" facilities, per county or state standards. These shall include assurance that structural and nonstructural architectural elements of the building will not:*
   a. *impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor*
   b. *hinder evacuation from fire, including potential blockage of stairways or fire doors.*
3. *Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined unnecessary by CAL FIRE or City Building Official.*

CSSF 1.24 Adjacent Natural Vegetation. Development that adjoins large areas of native vegetation will require drought tolerant landscaping that blends with the natural vegetation to the greatest extent possible.

CSSF 1.25 Wildfire Hazards. Encourage and, as resources allow support CAL FIRE and other agency efforts to reduce wildfire hazards and improve fire-fighting capacity to successfully respond to multiple fires.

CSSF 1.29 Water Resources. Encourage and, as resources allow, support efforts to utilize existing water bodies, tanks, and water wells in the City for emergency fire suppression water sources.

CSSF 1.30 Brush Clearance. Utilize ongoing brush-clearance fire inspections to educate homeowners on fire prevention tips.

The JVGP DEIR concluded that implementation of the polices mentioned above would reduce risks of potential wildland fire to less than significant levels. (JVGP DEIR, p. 4.8-29.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding injury or death involving wildland fires would be less than significant. No new reasonably foreseeable indirect or

cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

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

(Sources: Basin Plan; County of Riverside Department of Environmental Health; California Department of Public Health Judgement; JVGP; JVGP DEIR; JVGP Figure 8-9 Flood Insurance Rate Map; JVGP Figure–8-10 − Wildfire Severity Zones in Jurupa Valley; PRC)

10a. Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?

Direct Impacts

Less Than Significant Impact. Water quality standards are the combination of water quality objectives (i.e. numeric and narrative thresholds) that are established to protect the beneficial uses of downstream receiving waters. Construction of the Project may result in the discharge of sediment and other construction byproducts. These construction and operational activities are regulated with NPDES permits containing waste discharge requirements for project proponents to meet in order to protect downstream water bodies and ensure that surface and groundwater water quality standards are not violated. Construction-phase stormwater quality is regulated by a statewide NPDES permit with waste discharge requirements (the Construction General

Permit, NPDES No. CAS000002). The Construction General Permit requires the development of a SWPPP, for certain types of projects, by a certified Qualified SWPPP Developer (QSD) and implemented onsite by a Qualified SWPPP Practitioner (QSP) for the duration of construction. Permit coverage under the statewide Construction General Permit from the State Water Resources Control Board (SWRCB) and preparation of an effective SWPPP is required because the Project Site and anticipated area of disturbance is greater than one-acre. During operation of Well 25, water may be released periodically. Such releases originating from drinking water pipelines are regulated by Order No. R8-2015-0004 (NPDES No. CAG998001), General Waste Discharge Requirements for Insignificant Threat Discharges to Surface Waters and Order WQ 2014-0194-DWQ (NPDES No. CAG140001), Drinking Water System Discharges to Waters of the United States. Through compliance with existing regulations to protect surface and groundwater quality, impacts resulting from construction and operation of the proposed Project would be less than significant. No mitigation is required.

Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal COS 3 set forth in the response to Threshold 4a, the following policies of the JVGP Conservation and Open Space Element are intended to protect water quality in Jurupa Valley. (JVGP, p. 4-19.)

Policies

COS 3.9 *Pollution Discharge. Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers.*

COS 3.11 *Aquifer Protection. Require that aquifer water-recharge areas are preserved and protected.*

COS 3.12 *Drainage Systems in Development Projects. Require that developers and designers incorporate natural drainage systems into development projects where appropriate and feasible.*

COS 3.13 *Storm Water Retention. Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding.*

COS 3.14 *Natural Channels. Collaborate with the Riverside County Flood Control District to promote natural approaches to managing streams and avoid lined, non-porous channels to the maximum extent possible where groundwater recharge is likely to occur.*

Grading of vacant land to support future development consistent with the JVGP would disturb surface soils and remove vegetative cover, which could potentially result in erosion and sedimentation. Stockpiles and excavated areas would be susceptible to high rates of erosion from wind and rain and, if not managed properly, could result in increased sedimentation in local watercourses, including the Santa Ana River. Additionally, the delivery, handling, and storage of construction materials and wastes, as well as the use of on-site construction equipment would also introduce a risk for storm water contamination. Short-term storm water pollutant discharges from each development site within Jurupa Valley would be mitigated through compliance with

the required NPDES permits, which ensures that federal and state standards for clean water are met. (JVGP DEIR, p. 4.9-36–4.9-37.)

During the operational phase of any urban use developed per the JVGP, the major source of pollution in storm water runoff will be contaminants that have accumulated on the land surface over which runoff passes. Storm runoff from the roadways, parking lots, and commercial and residential buildings can carry a variety of pollutants such as sediment, petroleum products, commonly utilized construction materials, landscaping chemicals, and (to a lesser extent) trace metals such as zinc, copper, lead, cadmium, and iron, which may lead to the degradation of storm water in downstream channels. Runoff from landscaped areas may contain elevated levels of phosphorus, nitrogen, and suspended solids. Oil and other hydrocarbons from vehicles are also expected in storm water runoff. Most new development is required to prepare a Water Quality Management Plan (WQMP) which identifies pollutants and hydrologic conditions of concern that may be associated with the implementation of a particular development project. Potential project pollutants that are also a concern in receiving waters are pathogens, nutrients, sediments, toxic compounds. A WQMP prepared for a project identifies Best Management Practices (BMPs) to be implemented that will minimize a project's effects on site hydrology, urban runoff flow rates, and pollutant loads. Site specific WQMPs are required to use the methodology outlined in the programmatic WQMP for the Santa Ana Region of Riverside County. This comprehensive water quality approach, which establishes a three-tier program for achieving water quality goals through the enforcement of site design, source control, and treatment control BMPs, would be implemented for future development within Jurupa Valley. (JVGP DEIR, p. 4.9-38–4.9-39.)

Although construction and operational water quality are project-level impacts, the JVGP goals and policies set forth above along with compliance with the NPDES permit programs would substantially reduce potential impacts, with the exception of long-term sediment control from large parking areas. To protect local surface and groundwater quality over the long term, Jurupa Valley shall make the following mitigation measure a standard condition of approval. (JVGP DEIR, p. 4.9-41.)

> *4.9.5.6A Upon issuance of an occupancy permit, all non-residential development shall be required to mechanically sweep its truck and vehicular parking areas at least once every two weeks to reduce particulate materials that can contribute to degradation of local surface and groundwater quality. This measure may also be applied to institutional uses on a discretionary basis depending on the amount of parking area required.*

The *JVGP EIR* concluded that with implementation of the JVGP goals and policies, compliance with NPDES requirements, preparation of WQMPs, and site-specific drainage control measures on new development, and *JVGP EIR* mitigation measure 4.9.5.6A, impacts regarding violation of water quality standards, waste discharge requirements or substantially degrading surface or ground water quality would be less than significant.

For the reasons set forth in the preceding paragraphs, direct impacts regarding violation of water quality standards, waste discharge requirements, substantially degrading surface or

ground water quality would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

10b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Direct Impacts

Less Than Significant Impact. The Project includes the construction of a raw water well, referred to as Well 25, within the Riverside Basin, which is part of the larger Upper Sana Ana Valley Groundwater Basin. The Riverside Basin encompasses a surface area of 58,600 acres (92 square miles) within portions of Riverside and San Bernardino Counties. The Riverside Basin underlies part of the Santa Ana River Watershed and is bounded by impermeable rocks of Box Springs Mountains to the southeast, Arlington Mountain to the south, La Sierra Heights and Mount Rubidoux to the northwest, and the Jurupa Mountains to the north. The Riverside County portion of the Riverside Basin is referred to as referred to as "Riverside South Basin" for purposes of its adjudication. (RCSD UWMP, p. 6-2.)

Water rights to the Riverside Basin is adjudicated by two Judgments; first, the Judgment in Case No. 117628, Orange County Water District vs. City of Chino, et al., entered April 17, 1969 ("Orange County Judgment"). Second, the pumping rights to the San Bernardino, Colton and Riverside Groundwater Basins are set forth in the Judgment in Case No. 78426-County of Riverside, Western Municipal Water District of Riverside County et al., v. East San Bernardino County Water District et al., entered April 17, 1969 ("Western-San Bernardino Judgement"). (RCSD UWMP, pp. 6-2–6-3.)

The Western-San Bernardino Judgment provides a physical solution that establishes the entitlements and obligations of the two major water districts overlying said basins, namely San Bernardino Valley Municipal Water District (Valley District) and Western Municipal Water District (Western). The court appointed a Watermaster, composed of one person nominated from Valley District and one person nominated from Western to administer and enforce all instruction and orders of the court. (RCSD UWMP, p. 6-3.)

Compliance with the Judgment requires an annual accounting of groundwater and surface water flows and diversions within the various basins in order that the Watermaster may properly report to the court the comparisons of the year-by-year operations with the verified entitlements and an accounting as to the replenishment obligations or credits indicated by such comparisons. Section IX(b) of the Judgment, below, describes the aggregate pumping limit:

> *Over any five year period, there may be extracted from such Basin Area, without replenishment obligation, an amount equal to five times such annual average for the Basin Area; provided, however, that if extractions in any year exceed such average by more than 30 percent, Western [Municipal Water District] shall provide replenishment in the following year equal to the excess extractions over such 20 percent peaking allowance.*

The Judgment does not specify the volume of water in the Riverside South Basin that the District can extract or is limited to. The base period average production from 1959-1963 in the Riverside South Basin was 29,633 acre-feet and this is the base right for use in the basin. If annual production exceeds 20% of this average, or if a five-year period production exceeds five times the amount of 29,633 acre-feet, then Western shall provide replenishment. Pumping in the Riverside South Basin has not exceeded the base right since the Judgment was entered into. Because the Judgment allows under-extractions to count as credits (and potential increase in storage or base flow) and over-extractions to count as obligations (and potential decline in storage or base flow), Western has a credit of 544,221 acre-feet (AF) as of 2019 that can be used to offset future obligations. In the event Western is required to provide replenishment water to the Riverside South Basin and no credits were available to offset the obligation, then the District may be responsible for some of the cost of that replenishment, along with other users. As of 2019, total extractions from the Riverside South Basin area were 26,500 AF, which is compared to total extraclions in the base period of 1959-1963 at 29,633 AF. Accumulated credits as of 2019 totaled 719,796 AF and accumulated obligations totaled 175,575 AF for a net credit of 544,221 AF (to Western) as of 2019. Because aggregate production in the adjudicated area remains below the base right, and credits available to offset obligations are roughly ten-times the base right, ample supply in the basin is expected. RCSD's annual production right based on 2020 is currently 5,187 AF. (RCSD UWMP, pp. 6-3–6-4.)

An adjudicated water right has perhaps the most substantial indicia of reliability of any water right that currently exists in California. An adjudicated right is based upon long-term studies whose purpose it is to protect the long-term functionality of the water source. These rights are coordinated in an established and binding manner with all the other users of the basin and are overseen by a Watermaster which has the authority to mandate and proscribe activities whose purpose is to protect the water source and maximize its long-term beneficial use. (RCSD UWMP, pp. 6-6–6-7.)

RCSD’s ability to pump water in an amount necessary to meet customer demands is sanctioned and protected by the aforementioned Judgement. Groundwater replenishment by Western is required if the annual extractions exceed the amount allowed by the Judgment. The Western-San Bernardino Watermaster has documented in its *Annual Report for Calendar Year 2020*, “during the five-year period 2015 through 2019, Plaintiffs did not exceed the allowable extractions and that Western [Municipal Water District] credits exceed obligations and therefore is not required to provide replenishment.” To date, replenishment has not been required. Because of certain constraints on supply, such as water quality, the sufficiency of groundwater pumped by RCSD has been a matter more of cost than of physical supply (UWMP, p. 6-8.)

The Riverside Basin has not exceeded the base right since the Judgment was entered into. Because the Judgment allows under-extractions to count as credits (and potential increase in storage or base flow) and over-extractions to count as obligations (and potential decline in storage or base flow), Western has a credit of 544,221 AF as of 2019 that can be used to offset future obligations. In the event Western is required to provide replenishment water to the Riverside Basin and no credits were available to offset the obligation, then the District may be responsible for some of the cost of that replenishment, along with other users. As of 2019, total extractions from the Riverside South Basin area were 26,500 AF, which is compared to total

extractions in the base period of 1959-1963 at 29,633 AF. Accumulated credits as of 2019 totaled 719,796 AF and accumulated obligations totaled 175,575 AF for a net credit of 544,221 AF (to Western) as of 2019. Because aggregate production in the adjudicated area remains below the base right, and credits available to offset obligations are roughly ten times the base right, ample supply in the basin is expected (RCSD UWMP, p. 6-4.)

RCSD's legal right to pump water in an amount necessary to meet all demands as sanctioned and protected by the Judgment, is buttressed by future programs and projects, including Well 25, planned for all year types and expected to result in a net increase to water supply of approximately 480 AF. The sufficiency of the Riverside Basin groundwater supply that is available to RCSD is assured due to the aggregate production in the adjudicated area remaining below the base right with the addition of credits available to offset obligations. (RCSD UWMP, pp. 6-4, 7-5.)

For the reasons set forth above, Project implementation would not substantially deplete groundwater supplies and impacts are less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal COS 3 and policies CPS 3.2, 3.3, 3.4 set forth in the response to Threshold 4b, goal CSSF 1 set forth in the response to Threshold 7a.i, and policies COS 3.9, COS 3.11 through 3.14 set forth in the response to Threshold 10a, the following policies of the JVGP Conservation and Open Space Element and Community Safety, Services, and Facilities Element address potential water supply and groundwater-related impacts in Jurupa Valley. (JVGP, pp. 4-19, 8-13–8.14, 8-40–8-41.)

Policies

COS 3.8 *Wastewater Treatment. Encourage the use of innovative and creative techniques for wastewater treatment.*

COS 3.10 *Regional Cooperation. Support efforts to create additional water storage where needed, in cooperation with federal, state, community services districts, the Riverside County Flood Control District, and other water authorities. Additionally, support and/or engage in water banking in conjunction with these agencies where appropriate, as needed.*

COS 3.15 *Water Retention Incentives. Consider granting incentives to landowners to preserve natural ground water recharge areas, through measures such as density averaging.*

CSSF 1.9 *Permanent Structures. Prohibit construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other similar, non-habitation uses are allowable if flood control and groundwater recharge functions are maintained.*

CSSF 1.13 *Environmental Protection. Ensure that any substantial modification to a watercourse is accomplished in the least environmentally damaging*

manner possible to maintain adequate wildlife corridors and linkages and maximize groundwater recharge

CSSF 2.43 Grey Water Systems. Facilitate the utilization of grey water systems.

CSSF 2.44 Drought-Tolerant Landscaping. Require the use of drought-tolerant landscaping in all new development.

CSSF 2.45 Reclaimed Water. Encourage the development and use of reclaimed water for landscape irrigation and other uses.

CSSF 2.46 Public Education. Support public education efforts to promote water conservation throughout the community.

CSSF 2.47 Water Storage. Encourage local water purveyors to expand local domestic water storage and recycling capabilities.

CSSF 2.48 Water Conservation Ordinance. Implement and enforce the City's Landscape Water Conservation ordinance.

Development per the JVGP would increase the demand for domestic water service in Jurupa Valley. Domestic water service is provided to Jurupa Valley by JCSD, RCSD, and the Santa Ana River Water Company. JCSD's main source of water supply is groundwater from the Chino Basin. RCSD's main source of supply is groundwater from the Riverside Basin. (JVGP DEIR, pp. 4.9-28–4.9-30.)

As previously discussed under the Direct Impacts subheading, the Riverside Basin is an adjudicated basin.

According to *RCSD's 2020 UWMP,* the Riverside Basin is adjudicated by two judgments; first, the judgment in Case No. 117628, Orange County Water District vs. City of Chino, et al., entered April 17, 1969 ("Orange County Judgement"). Second, the pumping rights to the San Bernardino, Colton and Riverside Groundwater Basins are set forth in the Judgment in Case No. 78426-County of Riverside, Western Municipal Water District of Riverside County et al., v. East San Bernardino County Water District et al., entered April 17, 1969 ("Western-San Bernardino Judgment").Section IX(b) of the Judgment, below, describes the aggregate pumping limit:

> *Over any five year period, there may be extracted from such Basin Area, without replenishment obligation, an amount equal to five times such annual average for the Basin Area; provided, however, that if extractions in any year exceed such average by more than 30 percent, Western* [Municipal Water District] *shall provide replenishment in the following year equal to the excess extractions over such 20 percent peaking allowance.*

The Judgment does not specify the volume of water in the Riverside Basin that RCSD can extract or is limited to. The base period average production from 1959-1963 in the Riverside

South Basin[12] was 29,633 acre-feet and this is the base right for use in the basin. If annual production exceeds 20% of this average, or if a five-year period production exceeds five times the amount of 29,633 acre-feet, then Western shall provide replenishment. Pumping in the Riverside Basin has not exceeded the base right since the Judgment was entered into.

The *JVGP EIR* concluded that with implementation of JVGP goals, policies, and programs, which focus on water conservation and source augmentation, new development would not be expected to interfere with groundwater recharge activities or groundwater supplies, either directly or through the use of imported water and impacts would be less than significant. (JVGP DEIR, p. 4.9-35,)

For the reasons set forth in the preceding paragraphs, direct impacts regarding substantially decreasing groundwater supplies or substantially interfering with groundwater recharge such that the Project may impede sustainable groundwater management would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

10c.i –10c.iv. 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:
(i) result in substantial erosion or siltation onsite or offsite;
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
(iv) impede or redirect flood flows?

Direct Impacts

Less Than Significant Impact. Impervious surface area would be added at the Well 25 Site in the form of a building, concrete pads for the wellhead, electrical transformer, and steel tank (for pump to waste). Based on the Well 25 preliminary site plan shown on **Figure 6**, approximately 39,000 SF of gravel will be added to this site. The proposed Well 25 Site is mostly flat, so site preparation would not substantially alter the contours of this site. Construction of treatment facilities at the Potential Thompson Expansion Site would entail the addition of new impervious surfaces in the form of a building, driveway, and concrete pad for the treatment vessels, The Potential Thompson Expansion Site is mostly flat, so site preparation would not substantially alter the contours of this site. Construction of treatment facilities at either the Thompson Facility or the Mahnke Facility would entail new concrete pad(s) for the treatment vessels. Because the ground surface at the Thompson Facility and Mahnke Facility are hardscaped with gravel for weed control, construction at these locations would not add new impervious or substantially alter the existing drainage pattern at these locations. Construction of the raw water pipeline

[12] The portion of the Riverside Basin in Riverside County is referred to as the Riverside South Basin.

would not substantially alter the existing drainage pattern of the Raw Water Pipeline Alignment because the pipeline would be underground and the ground surface returned to its original grade and condition. Given the small impervious footprint of the Project and that the Project would be designed to drain into the existing storm drain system, implementation of the proposed Project would not substantially alter existing drainage patterns resulting in substantial erosion or siltation. Impacts would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal CSSF 1 set forth in the response to Threshold 7a.i, and policy CSSF 1.9 set forth in the response to Threshold 7b, the following policies of the JVGP Community Safety Services and Facilities Element address drainage and flooding in Jurupa Valley. (JVGP, pp. 8-13–8-15.)

Policies

CSSF 1.10 Floodway Alteration. Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are already utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat preservation requirements, and as applicable to provide incentives for natural watercourse preservation. Preservation incentives may include density transfer programs as may be adopted.

CSSF 1.11 Modification of Water Courses. Prohibit substantial modification to water courses, unless modification does not increase erosion or adjacent sedimentation, or increase water velocities, so as to be detrimental to adjacent property, nor adversely affect adjacent wetlands or riparian habitat.

CSSF 1.12 Flood Control Improvements. Direct flood-control improvement measures toward the protection of existing and planned development.

CSSF 1.14 Ability to Withstand Flooding. Require development within the floodplain to be capable of withstanding flooding and to minimize use of fill. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, flood heights, erosion backwater effects, or concentrations of flows.

CSSF 1.15 Regional Storm Drain System. All proposed development projects shall address and mitigate any adverse impacts on the carrying capacity of local and regional storm drain systems.

CSSF 1.16 Neighboring Jurisdictions. Encourage neighboring jurisdictions to require development occurring adjacent to the City to consider the impact of flooding and flood control measures on properties within the City.

CSSF 1.19 Open Space Tools. Utilize various means of land acquisition tools and land use measures, such as density credit for open space and dedication of floodplain areas to the Riverside Conservation Agency, to create open

space zoning in designated flood zones that are likely to be developed or redeveloped with uses that are more intensive.

CSSF 1.20 Risk Assessment. Continue to assess and upgrade inundation risk and protection in the City.

CSSF 1.21 Flood Hazard Zones. Encourage periodic reevaluation of the 500-year, 100-year, and 10-year flood hazard zones by state, federal, county, and other sources and use such studies to improve existing protection, review flood protection standards for new development and redevelopment, and update emergency response plans.

CSSF 1.22 Specific Plans. Encourage the use of specific plans to allow increased densities in certain areas of a proposed development and to transfer density to locate residential, commercial, industrial, and public facility uses outside of natural hazard areas; and to direct appropriate uses to these areas, such as open space, passive recreational uses, or other uses compatible with these hazards.

According to the *JVGP EIR*, there are several areas in Jurupa Valley within identified flood zones, including areas adjacent to the Santa Ana River and in the western portions of the Jurupa Valley. Future development in these areas may affect local runoff patterns or local drainages, some of which flow into the Santa Ana River. Since completion of the Seven Oaks Dam, the Jurupa Valley is no longer subject to catastrophic flooding along the Santa Ana River. However, many areas in Jurupa Valley are adjacent to or affected by small ephemeral drainages, and buildout of the JVGP may cause or be impacted by changes in runoff patterns or the capacity of local drainages. (JVGP DEIR, p. 4.9-42.)

The *JVGP EIR* concluded that implementation of the JVGP flood-related goals, policies, and programs would adequately address potential flooding issues within Jurupa Valley. Specifically, JVGP policies CSSF 1.9 and CSSF 1.11 address impacts on local drainages by requiring the review of new construction and substantial improvements that could affect these drainages or overall runoff patterns in general. Additionally, policy CSSF 1.12 requires that flood control improvements be in place to protect both existing and future development in Jurupa Valley. Thus, the *JVGP EIR* concluded impact regarding flooding would be less than significant. (JVGP DEIR, p. 4.9-42.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding flooding would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

10d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Direct Impacts

No Impact. Seiche is a back and forth vibration of water which can be caused by wind or seismic activities. Tsunamis are tidal waves that occur in coastal areas. The Project Site is not located in a flood hazard zone as shown on JVGP Figure 8-9 Flood Insurance Rate Map.

(JVGP, p. 8-12.) Because there are no large bodies of water (natural or manmade) in proximity to the Project Site and the Project does not include water storage facilities, the Project Site is not subject to seiche. For these reasons there would be no impacts regarding the release of pollutants due to Project inundation and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal CSSF 1 set forth in the response to Threshold 7a.i, and policies CSSF 1.14, CSSF 1.20, and CSSF 1.21 set forth in the response to Threshold 10c.i–10c.iv, the following policies of the JVGP Community Safety Services and Facilities Element address flood risks in Jurupa Valley. (JVGP, pp. 8-11, 8-13 – 8-15.)

Policies

CSSF 1.6 Flood Risk. In reviewing new construction and substantial improvements within the 100-year floodplain, the City shall disapprove projects that cannot minimize the flood risks to acceptable levels in areas mapped by FEMA or as determined by site-specific hydrologic studies for areas not mapped by FEMA. The City shall:

1. *Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood; and*
2. *Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan, which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.*

CSSF 1.8 Building Codes. Enforce provisions of the Building Code in conjunction with the following guidelines:

1. *Critical facilities shall not be permitted in floodplains unless the project design ensures that there are at least two routes for emergency ingress and egress, and minimizes the potential for debris or flooding to block emergency routes.*
2. *Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials shall not be permitted unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.*
3. *Specific flood-proofing measures that may be required include, but are not limited to: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or*

fire is eliminated. Fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of walls.

CSSF 1.17 Hazardous Materials Storage. Require that facilities storing substantial quantities of hazardous materials within designated 100- or 500-year flood zones be adequately flood-proofed and that hazardous materials containers be anchored and secured to prevent flotation and contamination.

CSSF 1.18 Emergency Response Plans. Periodically review and update emergency response plans to reflect current flood protection standards.

According to the *JVGP EIR*, Jurupa Valley is not at risk of inundation by a tsunami because it is located approximately 33 miles inland from the Pacific Ocean. Jurupa Valley is also not located downstream of or near any enclosed body of water and could be subject to a seiche during a seismic event. There are several small reservoirs and water tanks in Jurupa Valley, and residences or businesses immediately down slope may be impacted by seiche events or standing waves within the enclosed water facility if they were to fail during a large seismic event. However, this would likely be an isolated event and it is not considered a substantial risk to public health or safety. Therefore, impacts associated with seiche events are less than significant for implementation of the JVGP. Jurupa Valley is not located within a mapped dam inundation area. (JVGP DEIR, pp. 4.9-26 – 4.9-27.)

There are several areas in Jurupa Valley within identified flood zones, including areas adjacent to the Santa Ana River and in the western portions of the Jurupa Valley. JVGP policy CS 1.1.6 addresses flood risk by requiring the review of new construction and substantial improvements within the 100-year floodplain. It also requires projects to minimize its flood risks to acceptable levels in areas mapped by FEMA or as determined by site-specific hydrologic studies for areas not mapped by FEMA (i.e., the 100-year flood zone). In addition, JVGP Policy CS 1.1.12 requires flood control improvements be in place to protect not only existing development but future development in Jurupa Valley. With implementation of these flood-related goals and policies impacts regarding flooding would be less than significant.

For the reasons set forth in the preceding paragraphs, there are no direct impacts regarding the risk of the release of pollutants due to project inundation from flood hazard, tsunami, or seiche. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

10e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Direct Impacts

No Impact. The Project consists of the placement of a municipal production well within the Riverside Basin and the construction of water treatment facilities and a raw water pipeline for the purpose of continuing the supply of potable water to RCSD customers. The Project is located within the boundary of the Water Quality Control Plan (aka “Basin Plan”) for the California Regional Water Quality Control Board – Santa Ana Region (RWQCB). The RWQCB

is a state agency that implements regulations to protect surface and ground water quality. The Basin Plan is the RWQCB's comprehensive plan of its regulatory programs to protect surface and ground water quality within the Santa Ana River Watershed, including Beneficial Uses and Water Quality Objectives for each waterbody. The Basin Plan identifies the Project as being located in the "Arlington" groundwater management zone. This groundwater management zone consists of municipal, agriculture, industrial, and process water beneficial uses.

The Riverside South Basin (Basin Number 8-002.03) is partially adjudicated under the Western-San Bernardino Watermaster, per the 1969 Western Judgement. The Watermaster manages groundwater under the adjudicated portion of the basin. The Watermaster is court designated to implement, monitor, and enforce the rules and regulations of the 1969 Western Judgement and to develop a groundwater management plan for the Parties to the Judgement. RCSD is a Party to the Judgement and has appropriative rights to the groundwater. Western elected to serve as the groundwater sustainability agency (GSA) for all portions of the Subbasin underlying (or within) Western's jurisdictional boundaries, which is also the portion of the basin that is unadjudicated and designated as a low priority basin by the California Department of Water Resources (DWR). Because it is adjudicated, no groundwater sustainability plan (GSP) pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA) is required for the Riverside South Basin.

Because RCSD is a Party to the Judgment and new well installations/production rates are monitored by the Watermaster pursuant to the rules and regulations of the Judgment, the Project would not conflict or obstruct with implementation of the Basin Plan and impacts are less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The water quality control plan for Jurupa Valley is the Basin Plan for the Santa Ana Region. The Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan: (a) designates beneficial uses for surface and ground waters; (b) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy; and (c) describes implementation programs to protect all waters in the Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. (JVGP DEIR, p. 4.9-9.)

Violation of water quality standards would not be in conflict with or and obstruct implementation of the Basin Plan. Refer to the discussion in response to Threshold 10a.

Regarding conflicts with a sustainable groundwater management plan, the Sustainable Groundwater Management Act of 2014 (SGMA) requires statewide groundwater management for the purpose of bringing groundwater basins into balanced levels of pumping and recharge. Basins ranked as high- or medium-priority by the Department of Water Resources are required to develop Groundwater Sustainability Plans (GSPs) or submit an alternative to a GSP. Alternatives to GSPs should demonstrate how water managers have already achieved or will achieve sustainable groundwater management. An alternative to a GSP may be groundwater management pursuant to an adjudication. (Alternatives to GSPs.)

As discussed in the response to Threshold 10b, buildout per the JVGP would increase demand for potable water from RCSD. RCSD's main source of supply is groundwater from the Riverside South Basin. Because both these basins are adjudicated, a GSP or similar mechanism is not required. Since the affected basins are being managed consistent with judgements, potentially reasonably foreseeable and cumulative impacts resulting from buildout per the JVGP would be less than significant.

For the reasons set forth in the preceding paragraphs and in the response to Threshold 10a, direct impacts, reasonably indirect, and cumulative impacts regarding conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan would be less than significant.

11. Land Use and Planning	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

(Sources: JVGP: JVGP DEIR; *Project Description; JVGP Figure 2-5 – 2017 General Plan Land Use Plan*

11a. Physically divide an established community?

Direct Impacts

No Impact. The physical division of an established community typically refers to the construction of a physical feature (such as a wall, interstate highway, or railroad tracks) or the removal of a means of access (such as a local road or bridge) that would impair mobility. The proposed Project does not include any component that would divide an established community, The proposed Well 25 Site is on a vacant disturbed parcel and is surrounded by commercial and residential development; the Potential Thompson Expansion Site is adjacent to the Thompson Facility, and the raw water pipeline will be constructed underground and the surface returned to its original condition. For these reasons, no direct impacts regarding physically dividing an established community would occur and no mitigation is required.

Reasonably Foreseeable Indirect Impacts

Many of the goals and policies on the of the JVGP related to sidewalks, equestrian and pedestrian trails, are intended to maintain connectivity between the various communities within Jurupa Valley, which discourages dividing established communities. The following goal and policies of the JVGP Land Use Element are such examples. (JVGP, pp. 2-26, 2-39, 2-47, 2-53, 2-73, 2-75, 2-76, 2-78.)

Goal LUE 1 *To be a City that establishes and maintains a balance of land uses that enhances Jurupa Valley's equestrian lifestyle, with equestrian-friendly features such as extensive multi-use trails and a mix of passive and active recreational areas.*

Policies

LUE 3.10 *Pedestrian, Bicycle, and Transit Access. Require commercial projects to be designed to promote convenient access to and from nearby neighborhoods, transit facilities, bikeways, and other amenities.*

LUE 5.2 *Land Use and Circulation Planning. Within the [Equestrian Lifestyle Protection Overlay], give priority to preserving, facilitating, and improving equestrian uses, access, and safety, trails and other*

equestrian-serving facilities when planning public transportation, utilities, public buildings, and other public facilities.

LUE 5.25 *Connectivity. Integrate pedestrian-, equestrian-, and bicycle-friendly street and trail networks connecting town centers with surrounding land uses.*

LUE 7.3 *Community Character. Accommodate a range of community types and character, from semi-rural equestrian properties, agricultural, and rural enclaves to traditional town center and suburban communities with a small-town "feel."*

LUE 10.4 *Street and Trail Connectivity. Create street and trail networks that directly connect local destinations and that promote use by pedestrians, equestrians, and bicyclists.*

LUE 10.5 *Residential/Commercial Connectivity. Maintain and/or provide connectivity between residential and commercial developments where appropriate.*

LUE 10.6 *Complete Streets. Promote compact growth and complete streets, where appropriate, that promote pedestrian, equestrian and bike trails, and that takes advantage of public transit routes and facilities.*

LUE 11.13 *Connectivity. Require development projects to be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access, and parking, supporting functions, open space, and other amenities.*

The *JVGP EIR* concluded that implementation of the above JVGP goal and policies would not divide established neighborhoods, rather, they are intended to help connect neighborhoods within Jurupa Valley; thus no mitigation is required. (JVGP DEIR, p. 4.10-34).

For the reasons set forth in the preceding paragraphs, there would be no direct impacts to physically dividing an established community and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

11b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Direct Impacts

No Impact. RCSD is the agency with jurisdiction over the Project. RCSD does not have land use jurisdiction. Thus, implementation of the proposed Project would not conflict with an applicable land use plan, policy, or regulation adopted by RCSD for the purpose of avoiding or mitigating an environmental effect. The proposed Project includes improvements identified in RCSD's Water Master Plan through the addition of a new water supply, conveyance, and

treatment systems to meet current state notification limits for PFAS and replace aging wells in order to to accommodate planned and expected growth within RCSD's water service area and offset projected degradation in water quality to maintain system reliability. (WMP, p. 7-10; RCSD UWMP, p. 1-5.) As such, the Project is consistent with RCSD's water planning efforts. The JVGP contains policies for the provision of water service, and since the Project constitutes improvements to serve planned growth, implementation of the proposed Project would not conflict with any plan, policy, or regulation. As such, no direct impacts would occur. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Regarding conflicts with local plans, by definition, the JVGP is the local plan for Jurupa Valley. Therefore, implementation of the JVGP would not conflict with any local land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. (JVGP DEIR, p. 4.10-34.)

Regarding conflicts with regional plans, the JVGP DEIR evaluated the JVGP's consistency with the AQMP, MSHCP, Riverside County Airport Land Use Compatibility Plans (ALUP) for Flabob Airport and Riverside Municipal Airport, applicable Southern California Association of Governments (SCAG) Regional Plans (Regional Comprehensive Plan, Regional Transportation Plan and Sustainable Communities Strategy), and the Basin Plan.

Regarding consistency with the SCAQMD AQMP, refer to the response to Threshold 3a.

Regarding conflicts with the MSHCP refer to the response to Threshold 4f.

The Riverside County Airport Land Use Commission (ALUC) adopted ALUPs for Flabob Airport and Riverside Municipal Airport, on December 2004 and March 2005, respectively, (ALUC). The JVGP Land Use Element includes the following policies that are applicable within the Flabob Airport and Riverside Municipal Airport Overlay. (JVGP, p. 2-67.)

Policies

LUE 5.55 *ALUP Compliance. Provide for the orderly operation and development of Flabob and Riverside Municipal Airports and the surrounding area by complying with the Airport Land Use Compatibility Plan as set forth in Appendix 4.0, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the 2017 General Plan, unless the City Council overrides the Plan as provided for in state law.*

LUE 5.56 *Development Review. Refer all major land use actions to the Airport Land Use Commission for review, pursuant to Policy 1.5.3 of the ALUP until: 1) the Commission finds the City's General Plan to be consistent with the ALUP, or 2) the City Council has overruled the Commission's determination of inconsistency, or 3) the Commission elects not to review a particular action.*

The *JVGP EIR* concluded that with implementation of the above policies, impacts regarding new development per the JVGP would have less than significant impacts on airport facilities and operations, and no mitigation is needed. (JVGP DEIR, p. 4.10-37.) Therefore, through compliance with JVGP goals and policies, implementation of the JVGP would not conflict with the Flabob Airport ALUP or Riverside Municipal ALUP.

Regarding conflicts with the SCAG Regional Comprehensive Plan (the 2012 RCP), the *JVGP EIR* evaluated implementation of the JVGP with the applicable goals, outcomes, and policies of the 2012 RCP to determine consistency with the 2012 RCP. The results of this evaluation are presented in detail on pages 4.10-39 through 4.10-44 of the JVGP DEIR, which is incorporated by reference to this initial study. The *JVGP EIR* concluded that the JVGP is consistent with the following 2012 RCP goals, outcomes, and policies.

2012 RCP Land Use and Housing Chapter

Goal	*Focusing growth in existing and emerging centers and along major transportation corridors.*
Goal	*Targeting growth in housing, employment, and commercial development within walking distance of existing and planned transit stations.*
Goal	*Inject new life into underused areas by creating vibrant new business districts, redeveloping old buildings, and building new businesses and housing on vacant lots.*
Outcome	*Significantly increase the number and percentage of new housing units and jobs created within the Compass Blueprint 2% Strategy Opportunity Areas by 2012 and improve the regional jobs-housing balance. (Tracking the number of new units will measure the region's progress in accommodating forecast growth. The percentage of housing and jobs developed within the Opportunity Areas will indicate the locational efficiency of growth.)*
Outcome	*Reduce total regional vehicle miles traveled (VMT) to 1990 levels by 2020. (The Land Use and Housing Action Plan can be expected to result in a 10% reduction in VMT in 2035 when compared to current trends. VMT serves as a proxy for jobs/housing balance, urban design, transit accessibility, and other urban form issues. VMT per household will decrease with Compass Blueprint implementation.)*

In addition to the above goals and outcomes, the JVGP is also consistent with 2012 RCP policy LU-6.2.

2012 RCP Open Space and Habitat Chapter

The JVGP is consistent with 2012 RCP policies OSC-8 and OCR-12.

2012 RCP Water Chapter

The JVGP is consistent with 2012 RCP policies WA-11 and WA-12.

2012 RCP Energy Chapter
The JVGP is consistent with 2012 RCP policies WA-11 and WA-12.

2012 Solid Water Chapter
The JVGP is consistent with 2012 RCP policies WA-11 and WA-12.

2012 RCP Transportation Chapter

Goal *A more efficient transportation system that reduces and better manages vehicle activity.*

2012 RCP Security and Emergency Preparedness Chapter

Goal *Ensure transportation safety, security, and reliability for all people and goods in the region.*

2012 RCP Economy Chapter

Goal *Enable business to be profitable and competitive (locally, regionally, nationally, and internationally).*

Goal *Promote sustained economic health through diversifying the region's economy, strengthening local self-reliance and expanding competitiveness.*

Regarding conflicts with SCAG's 2012 Regional Transportation Plan (RTP), the *JVGP EIR* concluded that the JVGP is consistent with the RTP in that it would bring many more jobs than housing to the Jurupa Valley, which would substantially improve the jobs/housing ratio, which in turn helps reduce VMT. (JVGP DEIR, p. 4.10-44.)

The *JVGP EIR* further stated that due to the amount of expected growth, traffic congestion would occur on major roadways and at a number of intersections. However, the JVGP contains goals and policies that aim to minimize traffic congestion, provide adequate transportation facilities, and require development to pay its share of costs. The goals and policies identified in the JVGP resemble those of the RTP that address mobility, traffic safety, environmental concerns, and land use consistency as the major traffic study factors to identify existing traffic conditions and to assess the future effects on area traffic patterns/flow. Therefore, the JVGP is consistent with the RTP. (JVGP DEIR, p. 4.10-44.)

Regarding conflicts with SCAG's Sustainable Communities Strategy (SCS) Plan, Table 4.10.C on pages 4.10-45 and 4.10-46 of the JVGP DEIR, provides a general discussion of the JVGP consistency with the relevant RTP outcomes and performance measures/indicators. The *JVGP EIR* concluded that the JVGP is generally consistent with the SCAG RTP/SCS performance measures because implementation of the JVGP would substantially improve Jurupa Valley's City's jobs/housing ratio compared to regional standards. (JVGP DEIR, p. 4.10-46.)

Regarding conflicts with the Basin Plan, which designates beneficial uses for surface and ground waters, the *JVGP EIR* concluded that future development would be required to comply with all applicable water quality standards and requirements established by the RWQCB, and

would therefore be in compliance with the NPDES permitting system. Thus, the JVGP would be consistent with the Basin Plan, (JVGP, DEIR, p. 4.10-46.)

For the reasons set forth in the preceding paragraphs, there would be no direct impacts to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental impact. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP*.

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

(Sources: JVGP Figure 4-16 – Jurupa Valley Mineral Resources; Project Description)

12a. 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?

Direct Impacts

Less Than Significant Impact. As shown on JVGP Figure 4-16 – Jurupa Valley Mineral Resources, the Project Site is within MRZ-2 Zone, which is an area where geologic data indicate significant PCC-Grade aggregate resources are present. (JVGP, p. 4-30.) However, given the relatively small footprint of the proposed Project facilities and the amount of existing commercial and residential development in the immediate area, it is highly unlikely that any surface mining or mineral recovery operation could feasibly take place in proximity to the Project Site. Therefore, impacts with regard to the loss of availability of a known mineral resource would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Community Open Space and Land Use Element includes the following goal and polices to reduce the potential for the loss of known mineral resources. (JVGP, pp. 2-30, 4-7, 4-31–4-33.)

Goal COS 6 To be a good steward of Jurupa Valley's natural resources, and protect and enhance open space by reducing consumption of non-renewable energy sources where possible and ensuring efficient use, development, and conservation of sustainable, non-polluting energy sources.

Policies

COS 6.1 *Efficient Use of Non-Renewable Resources. Utilize nonrenewable resources efficiently in City buildings and facilities, services and operations, and encourage others to do the same.*

COS 6.2 *Compliance with SMARA. Require that the operation and reclamation of surface mines be consistent with the California Department of Conservation's Surface Mining and Reclamation Act (SMARA) and with the Municipal Code.*

COS 6.3 *Incompatible Uses. Restrict incompatible land uses within the impact area of legal existing or potential surface mining uses and within areas designated in the General Plan as Open Space-Mineral Resources.*

COS 6.4 *Approval Conditions. Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and environmental resources.*

COS 6.5 *Buffers. Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.*

LUE 1.13 *SMARA Compliance. Require that surface mining activities and lands containing mineral deposits of statewide or regional significance comply with City ordinances and the SMARA.*

LUE 1.14 *Encroachment. Protect lands designated as Open Space-Mineral Resources from encroachment of incompatible land uses through buffer zones or visual screening.*

LUE 1.15 *Road Access. Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.*

LUE 1.16 *Reclamation. Require the recycling and reclamation of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.*

LUE 1.17 *Reuse Plan. Require an approved reclamation and reuse plan prior to issuing a permit to operate an extraction operation.*

According to the *JVGP EIR*, a portion of the land along the Santa Ana River in the southeastern portion of Jurupa Valley has been designated as MRZ-2 Zone. This area contains undetermined amounts of construction aggregate (i.e., sand and gravel) but is designated for public use associated with the Santa Ana River, and so aggregate deposits are not readily available for mining in this area. The rest of the City is designated as MRZ-3 Zone which means the significance of any deposits is unknown. None of the vacant developable land remaining in Jurupa Valley contains significant mineral resources. Further, because mining would be an

incompatible land use with surrounding suburban land uses, future development in Jurupa Valley would not result in the loss of identified regional or local mineral resources, conversion of an identified mineral resource use, or conflict with existing mineral resource extraction activities. (JVGP DEIR, p. 4.11-7.)

The JVGP DEIR concluded that with implementation of the goals and polices identified above, which emphasize coordination and careful planning for mining activities within Jurupa Valley and provide adequate buffers for adjacent uses and important resource, impacts regarding the loss of availability of a known mineral resource resulting from buildout per the JVGP would be less than significant. (JVGP DEIR, p. 4.11-8.)

For the reasons set forth in the preceding paragraphs, impacts to known mineral resources would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

12b. 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?

Direct Impacts

No Impact. There are no locally important mineral resources at the Project Site. (JVGP DEIR, p. 4-11-7.) Therefore, no impacts will occur. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Refer to the response to Threshold 12a.

13. Noise	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

(Sources: FTA; JVGP; JVGP DEIR, JVMC; ALUC*)*

13a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Direct Impacts

Less Than Significant Impact. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels are based on a logarithmic scale. The logarithmic scale compresses the wide range in sound levels resulting in a more usable range of sound level values, similar to the Richter scale used to measure earthquakes. To humans, a sound 10 dB higher than another is considered to be twice as loud; a sound 20 dB higher than another is considered four times as loud. Because the human ear is not equally sensitive to sound at all frequencies, a special frequency dependent rating scale, the A-weighted decibel (dBA) scale, is used. Community noise levels are measured in terms of dBA. (JVGP DEIR, p. 4.12-1.)

Other noise rating scales of importance when assessing the annoyance factor include the peak or maximum noise level (L_{max}), which is the highest exponential, time-averaged sound level that occurs during a stated period. Short-term noise impacts in this discussion are specified in terms of maximum levels, denoted by L_{max} which reflects acoustical peaks during operational conditions and addresses the annoying aspects of constant noise.

Temporary increases to ambient noise levels would occur during Project construction. Noise would derive from the use of various types of construction equipment such as compactors, cranes, excavators, generators, drills, and from a worker-related increase in traffic in the vicinity of the Project Site. Once the Project facilities are operational, noise sources would be emergency generators, pumps, and traffic associated with maintenance. Sensitive receptors are residences, educational institutions, and public parks. Because there are residences adjacent to the Well 25 Site, the Potential Thompson Expansion Site, the Thompson Facility, the Mahnke

Facility, and the Raw Water Pipeline Alignment; there are sensitive receptors in proximity to the Project Site.

Since the Project Site is within Jurupa Valley, the applicable noise standards are set forth in the JVGP Noise Element and Jurupa Valley Municipal Code Title 11.05 Noise Regulations. The JVGP Noise Element goals and policies are intended to prevent and mitigate the adverse effects of excessive noise exposure on its residents, employees, visitors, and other persons. (JVGP, p. 7-1.)

The JVGP Noise Element policies grouped into the following four categories:

- NE 1 – Land Use Compatibility,
- NE 2 – Mobile Noise Sources,
- NE 3 – Stationary Noise Sources, and
- NE 4 – Ground-Borne Vibration

Because the proposed project would not generate new vehicular trips, the Project's consistency with the JVGP Noise Element goals and policies NE 1, NE 3, and NE 4 are presented in **Table 10**.

Table 10 – Project Consistency with Jurupa Valley General Plan Noise Element Goals and Policies

Goals/Policies:		Project Consistency
Goals: To be a City that effectively manages noise in order to:		
NE 1	*To protect individual freedoms while preventing noise and vibration from degrading the safety and well-being of our community.*	**Consistent.** These are City responsibilities. However, as demonstrated in this table and the response to Threshold 13b, the Project is consistent with the applicable goals and policies regarding noise and vibration. The Project Site is surrounded by developed commercial and residential uses which are sensitive receptors. Due to the nature of the Project, once construction is complete the Project would not emit noise levels above the City's noise standards. The Project would not generate new vehicular trips and as such would not generate new mobile noise sources.
NE 2	*Ensure adjacent land uses are compatible, and protect sensitive receptors from outside sources of noise and vibration*	
NE 3	*Minimize excessive noise levels and community health risks due to mobile noise sources.*	
NE 4	*Minimize excessive noise levels and community health risks due to stationary noise sources.*	
NE 5	*Minimize excessive noise levels and community health risks due to ground-borne vibration.*	

Table 10 – Project Consistency with Jurupa Valley General Plan Noise Element Goals and Policies

Goals/Policies:		Project Consistency
NE 1 – Land Use Compatibility		
NE 1.1	*Land Use/Noise Compatibility. Utilize the Land Use/Noise Compatibility Matrix, Figure 7-3,[13] to determine the compatibility of proposed general plan amendments and rezones with existing noise-sensitive land uses and/or noise exposure due to transportation sources.*	**Not Applicable.** The Project does not include a general plan amendment or rezoning.
NE 1.2	*New Development and Stationary Noise Sources. New development of noise sensitive land uses near existing stationary noise sources may be permitted only where their location or design allow the development to meet the standards listed in Figure 7-3.*	**Not Applicable.** The proposed Project is not a noise sensitive land use.
NE 1.3	*New or Modified Stationary Noise Sources. New development of noise-sensitive land uses near existing stationary noise sources may be permitted only where their location or design allows the development to meet the standards listed in Figure 7-3.*	**Not Applicable.** The Project is not a noise sensitive use.
NE 1.4	*Acoustical Assessment. Require an acoustical assessment for proposed General Plan amendments and rezones that exceed the "Normally Acceptable" thresholds of the Land Use/Noise Compatibility Matrix.*	**Not Applicable.** The Project does not include a General Plan amendment or rezone.
NE 1.5	*Noise-Sensitive Uses. Consider the following uses noise sensitive and discourage these uses in areas in excess of 65 CNEL: schools, hospitals, assisted living facilities, mental care facilities, residential uses, libraries, passive recreational uses, and places of worship.*	**Not Applicable.** The Project does not propose a noise sensitive use.
NE 1.6	*Protection of Noise-Sensitive Uses. Protect noise sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise producing land uses cannot be relocated, then*	**Consistent.** Once construction is completed, operation of Well 25, the new treatment facilities, and the raw water pipeline would not produce high levels of noise.

[13] This figure is on page 182 of this Initial Study.

Table 10 – Project Consistency with Jurupa Valley General Plan Noise Element Goals and Policies

Goals/Policies:		Project Consistency
	measures such as building techniques, setbacks, landscaping, and noise walls should be considered.	
NE 1.7	*Noise-Tolerant Uses. Guide new or relocated noise tolerant land uses into areas irrevocably committed to land uses that are noise producing, such as along major transportation corridors or within the projected noise contours of area airports.*	**Consistent**. The proposed Project is a noise tolerant land use.
NE 1.8	*Airport Noise Compatibility. Ensure that new land use development within Airport Influence Areas complies with airport land use noise compatibility criteria contained in the applicable Airport Land Use Compatibility (ALUC) plan for the area.*	**Not Applicable.** As discussed in response to Threshold 9e, the Project Site is not within the Airport's 60 dB CNEL noise contour.
NE 1.9	*Acoustic Site Planning and Design. Incorporate acoustic site planning into the design and placement of new development, particularly large scale, mixed-use, or master-planned development, including building orientation, berming, special noise-resistant walls, window and door assemblies, and other appropriate measures.*	**Not Applicable.** The Project does not constitute large scale development.
NE 1.10	*Mixed Uses. Require that mixed commercial and residential development minimizes the transfer or transmission of noise from the commercial land use to the residential land use.*	**Not Applicable.** The Project does not propose mixed-use development.
NE 3 – Stationary Noise Sources		
NE 3.1	*Noise Analysis. Require that a noise analysis be conducted by an acoustical specialist for all proposed development projects that have the potential to generate significant noise near a noise-sensitive land use, or on or near land designated for noise-sensitive land uses, and ensure that recommended mitigation measures are implemented.*	**Not Applicable.** The proposed Project is a capital improvement project, not a development project.
NE 3.2	*Truck Loading, Shipping, and Parking. Require that the loading, shipping or parking facilities of commercial and industrial land uses that abut or are within 200 feet of*	**Not Applicable.** The proposed Project does not include truck loading, shipping, or parking,

Table 10 – Project Consistency with Jurupa Valley General Plan Noise Element Goals and Policies

Goals/Policies:		Project Consistency
	residential parcels, be located and designed to minimize potential noise impacts upon residents. Overnight commercial truck parking areas shall be regulated in the Zoning Ordinance as a commercial use.	
NE 3.3	*Noise Buffers. Require major stationary noise generating sources to install noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest level practical as a condition of the approval or renewal of project entitlements.*	**Not Applicable.** This policy establishes a City responsibility. Additionally, the proposed Project is not a major stationary noise generator.
NE 3.4	*Construction Equipment. Require that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.*	**Consistent.** The contract documents for the proposed Project shall require the construction contractor to maintain all construction equipment used during construction to be maintained in good condition and in property tuning per manufacturers' specifications, including, but not limited to mufflers and engine shrouds.
NE 3.5	*Construction Noise. Limit commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m.*	**Not Applicable.** The proposed Project is a capital improvement project, not commercial construction.
NE 3.6	*Commercial Truck Idling. Restrict truck idling near noise sensitive receptors.*	**Consistent.** Implementation of the proposed Project would not entail commercial trucks idling on, or queuing up to enter the Project Site.
NE 3.7	*Automobile-Oriented Uses. Require that parking structures, terminals, drive-through restaurants, automobile sales and repair, fueling stations, mini-marts, car washes, and similar automobile-oriented uses be sited and designed to minimize potential noise impacts on adjacent land uses.*	**Not Applicable.** This is a City responsibility. Additionally, the proposed Project is not an automobile-oriented use.
NE 3.8	*Entertainment Uses. Minimize the generation of excessive noise from entertainment and*	**Not Applicable.** The proposed Project is not an entertainment use.

Table 10 – Project Consistency with Jurupa Valley General Plan Noise Element Goals and Policies

Goals/Policies:		Project Consistency
	restaurant/bar establishments into adjacent residential or noise sensitive uses.	
NE 3.9	*Neighborhood Noise. Support efforts of the Sheriff's Department, Animal Control, and Code Enforcement to curb nuisance noise from private parties, barking dogs, and illegal firework use.*	**Not Applicable.** This is a City responsibility. However, the proposed Project is a capital improvement and not a generator of nuisance noise.
NE 4 – Ground-Borne Vibration		
NE 4.1	*Sensitive Land Uses. Avoid the placement of sensitive land uses adjacent to or within one-quarter mile of vibration-producing land uses.*	**Consistent.** The proposed Project is a capital improvement and not a sensitive land use.
NE 4.2	*Vibration Producing Land Uses. Avoid the placement of vibration-producing land uses adjacent to or within one quarter mile of sensitive receptors.*	**Consistent.** The proposed Project is not a vibration producing land use.
NE 4.3	*Truck Idling. Restrict truck idling near sensitive vibration receptors.*	**Consistent.** Implementation of the proposed Project would not entail trucks idling on, or queuing up to enter the Project Site.
NE 4.4	*Passing Trains. Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or the second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches per second over a range of 1 to 100 Hz.*	**Not Applicable.** The Project does not propose residential uses.
NE 4.5	*Mining Operations. Require measures to protect properties adjacent to mining or construction sites that will entail blasting as part of the operation when considering land use entitlement applications.*	**Not Applicable.** This is a City responsibility. Additionally, blasting is not proposed as part of Project construction or operation.

As shown in the above table, the proposed Project is consistent with all applicable JVGP Noise Element goals and policies intended to prevent and mitigate adverse effects of excessive noise exposure and is therefore consistent with the noise standards set forth in the Jurupa Valley General Plan.

Jurupa Valley Municipal Code (JVMC) Title 11.05 Noise Regulations, is intended to establish city-wide standards regulating noise; however, this chapter of the Municipal Code is not intended to establish thresholds of significance for the purpose of CEQA analysis and no such thresholds are established. (JVMC, Section 11.05.010.) JVMC Section 11.05.040, states no person shall create any sound, or allow the creation of any sound, on any property that causes

the exterior sound level on any other occupied property to exceed the sound levels standards set forth in Table 1 of this section or that violates the special sound source standards set forth in Section 11.050.060.[14] The Project Site has a General Plan land use designation of LI–Light Industrial. According to said Table 1, the maximum decibel level for the Light Industrial land use designation is 75 dB from 7 a.m.–10 p.m. and 55 dB from 10 p.m.–7 a.m.

JVMC Section 11.05.020(D) states that capital improvement projects of a governmental agency, maintenance or repair of public properties, and motor vehicles, are exempt from provisions of this chapter of the Municipal Code. (JVMC.). Since the proposed Project is a capital improvement project that will be constructed and operated by RCSD, Project-generated construction noise as well as noise from construction vehicles are exempt from Jurupa Valley's Noise Ordinance and Regulations.

Maximum noise levels (L_{max}) associated with the construction equipment expected to be used during Project construction ranges from 80 dBA L_{max} at 50 feet to 90 dBA L_{max} at 50 feet. Depending upon the location of where construction is taking place, the maximum noise level in JVMC Section 11.050.040 could be exceeded. However, JVMC Section 11.05.070 has a process by which an application for a construction-related exception shall be made to and considered by the Building Official of the Jurupa Valley on forms provided by the Building and Safety Division and accompanied by the appropriate filing fee. Thus, even though the Project is exempt from the provisions of the JVMC, with granting of a construction-related exception the Project would not exceed the standards set forth in the JVMC Section 11.05.040.

Once Project facilities are installed, operational noise impacts would be limited to periodic repair and maintenance and would not exceed the standards set forth in JVMC Section 11.05.040.

Because the Project would not generate noise in excess of the standards set forth in the Jurupa Valley Municipal Code, impacts would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The following goals and policies of the JVGP Noise Element are intended to reduce impacts resulting from increased ambient noise levels. (JVGP, pp. 7-6–7-12, 7-16–7-19.)

To be a City that effectively manages noise to:

Goal NE 1	*Protect individual freedoms while preventing noise and vibration from degrading the safety and well-being of our community.*
Goal NE 3	*Minimize excessive noise levels and community health risks due to mobile noise sources.*

[14] The special sound sources identified in Section 11.05.060 are motor vehicles, power tools and equipment, audio equipment, and sound-amplifying equipment and live music,

Goal NE 4 *Minimize excessive noise levels and community health risks due to stationary noise sources.*

Policies

NE 1.1 *Land Use/Noise Compatibility. Utilize the Land Use/Noise Compatibility Matrix, Figure 7-3,[15] to determine the compatibility of proposed development, including General Plan amendments, specific plan amendments, town center plans, and rezonings, with existing land uses and/or noise exposure due to transportation sources.*

NE 1.2 *New Development and Stationary Noise Sources. New development of noise-sensitive land uses near existing stationary noise sources may be permitted only where their location or design allows the development to meet the standards listed in Figure 7-3.[15]*

NE 1.3 *New or Modified Stationary Noise Sources. Noise created by new stationary noise sources, or by existing stationary noise sources that undergo modifications that may increase noise levels, shall be mitigated so as not exceed the noise level standards of Figure 7-3.[15] This policy does not apply to noise levels associated with agricultural operations existing in 2017.*

NE 1.4 *Acoustical Assessment. Require an acoustical assessment for proposed General Plan amendments and rezones that exceed the "Normally Acceptable" thresholds of the Land Use/Noise Compatibility Matrix.*

NE 1.5 *Noise-Sensitive Uses. Consider the following uses noise sensitive and discourage these uses in areas in excess of 65 CNEL: schools, hospitals, assisted living facilities, mental care facilities, residential uses, libraries, passive recreational uses, and places of worship.*

NE. 1.6 *Protection of Noise-Sensitive Uses. Protect noise sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise producing land uses cannot be relocated, then measures such as building techniques, setbacks, landscaping, and noise walls should be considered.*

NE 1.7 *Noise-Tolerant Uses. Guide new or relocated noise tolerant land uses into areas irrevocably committed to land uses that are noise producing, such as along major transportation corridors or within the projected noise contours of area airports.*

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[15] This figure is on page 182 of this Initial Study.

NE 1.8 *Airport Noise Compatibility. Ensure that new land use development within Airport Influence Areas complies with airport land use noise compatibility criteria contained in the applicable Airport Land Use Compatibility (ALUC) plan for the area.*

NE 1.9 *Acoustic Site Planning and Design. Incorporate acoustic site planning into the design and placement of new development, particularly large scale, mixed-use, or master-planned development, including building orientation, berming, special noise-resistant walls, window and door assemblies, and other appropriate measures.*

NE 1.10 *Mixed Uses. Require that mixed commercial and residential development minimizes the transfer or transmission of noise from the commercial land use to the residential land use.*

NE 2.1 *Roadway Projects. Include noise mitigation measures in the design and construction of new roadway projects in the City. Noise mitigation may include speed reduction, roadway design, noise-reducing materials or surfaces, edge treatments and parkways with berms and landscaping, and other measures.*

NE 2.2 *Commercial Truck Deliveries. Require commercial or industrial truck delivery hours be limited to least sensitive times of the day when adjacent to noise sensitive land uses, unless there is no feasible alternative or there are overriding transportation benefits, as determined by the Planning Director.*

NE 2.3 *Off-Road Vehicles. Restrict the use of motorized trail bikes, mini-bikes, and other off-road vehicles except where designated for that purpose. Enforce strict operating hours for these vehicles where they are located to minimize noise impacts on sensitive land uses adjacent to public trails and parks.*

NE 2.4 *Rail Noise. Minimize the noise effect of rail transit (freight and passenger) on residential uses and other sensitive land uses through the land use planning and discretionary approval process.*

NE 2.5 *Rail Noise Mitigation. Encourage and, where possible, require the rail service provider to install noise mitigation features where rail operations impact existing adjacent residential or other noise-sensitive uses.*

NE 2.6 *Noise Contours. Check all proposed development projects for possible location within roadway, railroad, and airport noise contours.*

NE 2.7 *Airport Compatibility. Comply with applicable noise mitigation policies contained in the Airport Land Use Compatibility (ALUC) Plans for Flabob Airport, Riverside Municipal Airport, and the LA/Ontario International Airport.*

NE 2.8 *Preferred Noise Mitigation Methods. When approving new development of noise-sensitive uses or noise generating uses, the City will require noise mitigation in the order of preference, as listed below, with "1" being most preferred. For example, when mitigating outdoor noise exposure, providing distance between source and recipient is preferred to providing berms and walls. Before approving a less desirable approach, the City approval body must make a finding that more desirable approaches are not effective or that it is not practical to use the preferred approaches consistent with other design criteria based on the General Plan.*

1. *Mitigating Noise Generation*
   a. *Design the site of the noise-producing project so that buildings or other solid structures shield neighboring noise-sensitive uses;*
   b. *Limit the operating times of noise-producing activities;*
   c. *Provide features, such as walls, with a primary purpose of blocking noise.*
2. *Mitigating Outdoor Noise Exposure*
   a. *Provide distance between noise source and recipient;*
   b. *Provide distance plus planted earthen berms;*
   c. *Provide distance and planted earthen berms, combined with sound walls;*
   d. *Provide earthen berms combined with sound walls;*
   e. *Provide sound walls only;*
   f. *Integrate buildings and sound walls to create a continuous noise barrier.*

NE 2.9 *Noise Mitigation in Town Centers. In the City's town center areas, building orientation and acoustical construction techniques may be utilized as a first order of preference to mitigate noise levels.*

NE 2.10 *Noise Walls. Noise mitigation walls (sound walls) should be used only when it is shown that preferred approaches are not effective or that it is not practical to use the preferred approaches consistent with other design criteria in the General Plan. Where noise walls are used, they should be designed to enhance community character, protect significant views, discourage graffiti, and help create an attractive pedestrian-friendly residential setting through features such as setbacks, changes in vertical and horizontal alignment, detail and texture, public art, walkways or trails, and landscaping. The height of such walls should be minimized, and where sound attenuation requires that a buffer that exceeds 10 feet in height, the sound buffer should consist of a combination of berms and a wall, or two or more retaining walls stepped back to allow intervening landscaping.*

NE 3.1 Noise Analysis. Require that a noise analysis be conducted by an acoustical specialist for all proposed development projects that have the potential to generate significant noise near a noise-sensitive land use, or on or near land designated for noise-sensitive land uses, and ensure that recommended mitigation measures are implemented.

NE 3.2 Truck Loading, Shipping, and Parking. Require that the loading, shipping or parking facilities of commercial and industrial land uses that abut or are within 200 feet of residential parcels, be located and designed to minimize potential noise impacts upon residents. Overnight commercial truck parking areas shall be regulated in the Zoning Ordinance as a commercial use.

NE 3.3 Noise Buffers. Require major stationary noise generating sources to install noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest level practical as a condition of the approval or renewal of project entitlements.

NE 3.4 Construction Equipment. Require that all construction equipment utilize noise reduction features (i.e., mufflers and engine shrouds) that are at least as effective as those originally installed by the equipment's manufacturer.

NE 3.5 Construction Noise. Limit commercial construction activities adjacent to or within 200 feet of residential uses to weekdays, between 7:00 a.m. and 6:00 p.m., and limit high-noise-generating construction activities (e.g., grading, demolition, pile driving) near sensitive receptors to weekdays between 9:00 a.m. and 3:00 p.m.

NE 3.6 Commercial Truck Idling. Restrict truck idling near noise sensitive receptors.

NE 3.7 Automobile-Oriented Uses. Require that parking structures, terminals, drive-through restaurants, automobile sales and repair, fueling stations, mini-marts, car washes, and similar automobile-oriented uses be sited and designed to minimize potential noise impacts on adjacent land uses.

NE 3.8 Entertainment Uses. Minimize the generation of excessive noise from entertainment and restaurant/bar establishments into adjacent residential or noise sensitive uses.

NE 3.9 Neighborhood Noise. Support efforts of the Sheriff's Department, Animal Control, and Code Enforcement to curb nuisance noise from private parties, barking dogs, [and illegal firework use.

Short-term increases in ambient noise would occur during the construction of future development projects as buildout of the JVGP occurs. Construction crews commuting and the transport of construction equipment and materials to a project site would incrementally increase

noise levels on access roads in the particular project area. In addition, noise would be generated during excavation, grading, and building construction on various portions of a specific development site. (JVGP DEIR, pp. 4.12.)

Each step of the construction process has its own mix of equipment, and consequently, its own noise characteristics. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. The site preparation phase, which includes excavation and grading of a site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment, which includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings. The peak noise level for the majority of the equipment that would be used during construction of typical development projects will range from 68-105 dBA. (JVGP DEIR, pp. 4.12.)

Construction noise is exempt from the standards set forth in the JVMC; however, the type of construction activity is limited. JVGP policy N-1 requires future development projects provide site specific noise impact studies when a project site is adjacent to a residential land use to demonstrate there would be no project specific noise impacts. (JVGP DEIR, p. 4.12.)

Long term increases in ambient noise in Jurupa Valley would be generated by mobile sources (i.e. vehicles and rail) and stationary sources. The results of the traffic and noise modeling completed as part of the JVGP DEIR analysis noise sensitive land uses along certain roadway links may be exposed to traffic noise exceeding Jurupa Valley's exterior noise standards. (JVGP DEIR, p. 4.12-45.) Refer to JVGP DEIR Table 4.12.5: Year 2035 Noise Levels in the City for a list of the affected roadway links.

Regarding impacts from roadway noise, the *JVGP EIR* concluded that although implementation of the JVGP goals, and policies would help reduce vehicular noise levels in Jurupa Valley as build out occurs, due to the level of growth and location of major roadways, there would still be significant impacts and no additional feasible mitigation is available to reduce these impacts. (JVGP DEIR, p. 4.15-52.) This is considered a significant and unavoidable impact related to the buildout of the JVGP. This is not a direct significant impact resulting from the proposed Project.

Regarding rail noise, although implementation of the JVGP would not result in potential measurable increases in railroad noise there could be new proposed sensitive land uses along and adjacent to existing rail lines that could be exposed to excessive train-related noise. The *JVGP EIR* concluded implementation of the JVGP Noise Element goals and policies would reduce the effect of rail noise on sensitive land uses and include mechanisms to ensure appropriate review and placement of noise reduction requirements into new development. As a result, impacts from railroad noise would be reduced to less than significant levels. (JVGP DEIR, pp. 4.12-45, 4.12-52)

Regarding stationary noise, new development resulting from implementation of the JVGP could expose existing and/or new sensitive uses to stationary noise sources from new commercial and industrial uses. The *JVGP EIR* concluded implementation of the JVGP Noise Element goals

and policies would reduce the effect of stationary noise on sensitive land uses and include mechanisms to ensure appropriate review and placement of noise reduction requirements into new development. As a result, impacts from stationary noise would be reduced to less than significant levels. (JVGP DEIR, pp. 4.12-45, 4.12-52)

For the reasons set forth above, direct impacts regarding temporary or permanent increases in ambient noise levels would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

13b. Generation of excessive groundborne vibration or groundborne noise levels?

Direct Impacts

Less Than Significant Impact. Construction projects can generate ground-borne vibration, and in general, demolition of structures preceding construction generates the highest vibrations. However other construction equipment such as vibratory compactors or rollers, pile drivers, and pavement breakers can generate perceptible vibration during construction activities. Heavy trucks can also generate ground-borne vibrations that vary depending on vehicle type, weight and pavement conditions.

Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of vibration. Man-made vibration issues are therefore, usually confined to short distances (i.e., 500 feet or less) from the source. Sensitive receptors for vibration include structures (especially older masonry structures), people (especially residents, the elderly, and the sick), and vibration sensitive equipment. Ground vibrations from construction activities do not often reach the levels that can damage structures, but they can achieve the audible and feelable ranges in buildings very close to the site.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity as shown in **Table 11 – Vibration Source Levels for Construction Equipment**. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data provide a reasonable estimate for a wide range of soil conditions.

Table 11 – Vibration Source Levels for Construction Equipment[a]

Equipment	PPV at 25 feet (inches/second)	RMS[b] at 25 feet
Large Bulldozer	0.089	87
Caisson Drill	0.089	87
Loaded Truck	0.076	86
Small Bulldozer	0.003	58

Notes:

[a] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, September 2018. Table 7-4

[b] RMS velocity in decibels (VdB) re 1 micro-inch/second.

Regarding impacts from ground-borne vibration, neither RCSD or Jurupa Valley have significance thresholds for non-residential land uses;[16] thus, this analysis is based on guidance published by the Federal Transit Administration (FTA) in its document titled *Transit Noise and Vibration Impact Assessment*. According to the FTA, although the perceptibility threshold for humans is approximately 65 VdB, human response to vibration is not usually significant unless the vibration exceeds 70 VdB. If the vibration level at a residence reaches 85 VdB, most people would be strongly annoyed by the vibration.

Table 12– Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration, displays some of the common human reactions to various levels of groundborne vibration (expressed in PPV) and its effect on buildings.

Table 12 – Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration[a]

Vibration Level (PPV[b]) (inches/second)	Human Reaction	Effect on Buildings
0.006-0.019	Threshold of perception	Vibrations unlikely to cause damage of any type
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins ancient monuments should be subjected
0.10	Level at which continuous vibration begins to annoy people	Virtually no risk of “architectural” (i.e., not structural) damage to normal buildings

[16] The only vibration standard in Jurupa Valley is in JVGP Noise Element policy NE 4.4, which prohibits the exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or the second floor. According to JVGP policy NE 4.4, perceptible motion shall be presumed to be a motion velocity of 0.01 inches per second (or PPV) over a range of 1 to 100 Hz.

Table 12 – Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration[a]

Vibration Level (PPV[b]) (inches/second)	Human Reaction	Effect on Buildings
0.20	Vibrations annoying to people in buildings	Threshold at which there is a risk to "architectural" damage to normal dwelling – houses with plastered walls and ceilings
0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Notes:
[a] Source: California Department of Transportation, Compiled from Table 5 (p. 22) and Table 12 (p. 24).
[b] PPV = Peak Particle Velocity.

Project construction would require standard construction equipment and methods that could produce ground-borne vibrations as shown in **Table 11** above. Project operation is not anticipated to result in substantial ground-borne vibrations or ground-borne noise. There are no sensitive receptors, residences, or historic structures within 25 feet of where Project construction equipment will be operating. At approximately 25 feet from the Project Site, ground-borne vibration generated during Project construction from a large bull dozer or caisson drill would be approximately 0.089 PPV which, based on the information in **Table 12,** would be considered readily perceptible, but would not reach the threshold of beginning to annoy people. For these reasons, impacts regarding the exposure and generation of excessive ground-borne vibration or ground-borne noise levels would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP goal NE-1 set forth in the response to Threshold 13a, the JVGP Noise Element also includes the following goal and policies intended to reduce excessive groundborne vibration or groudborne noise levels . (JVGP, p. 7-6, 7-20.)

Goal NE 5 *To be a City that effectively manages noise to minimize excessive noise levels and community health risks due to ground-borne vibration.*

Policies

NE 4.1 *Sensitive Land Uses. Avoid the placement of sensitive land uses adjacent to or within one-quarter mile of vibration-producing land uses.*

NE 4.2 *Vibration Producing Land Uses. Avoid the placement of vibration-producing land uses adjacent to or within one quarter mile of sensitive receptors.*

NE 4.3 *Truck Idling. Restrict truck idling near sensitive vibration receptors.*

NE 4.4 *Passing Trains. Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or the second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches per second over a range of 1 to 100 Hz.*

NE 4.5 *Mining Operations. Require measures to protect properties adjacent to mining or construction sites that will entail blasting as part of the operation when considering land use entitlement applications.*

According to the *JVGP EIR*, buildout of Jurupa Valley could generate substantial noise and vibration from construction of new development if large construction projects are located adjacent to residential or other sensitive uses. However, implementation of the above JVGP Noise Element goals and policies, would help the City reduce potential noise and vibration impacts, especially to sensitive receptors, to less than significant levels (i.e. within City standards). (JVGP DEIR, pp. 4.12-54–4.12-55.)

For the reasons set forth above, direct impacts regarding excessive groundborne vibration and groundborne noise levels would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

13c. 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?

Direct Impacts

Less Than Significant Impact. Refer to the response to Threshold 9e.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Land Use Element policies LUE 5.55 through LUE 5.61, LUE 5.64, LUE 5.65, and LUE 8.1 as set forth in the response to Threshold 9e, along with JVGP Noise Element goal NE 1, goal NE 3, and polices NE 1.7, NE 1.8, NE 2.6, and NE 2.7 as set forth in the response to Threshold 13a, are intended reduce exposure to people from excessive noise levels within the vicinity of the airstrip or an airport land use plan.

Jurupa Valley is affected by the noise contours of two airports, Flabob Airport and Riverside Municipal Airport (RMA). The Flabob Airport is located in the eastern portion of the Jurupa Valley and its noise contours overlap both developed uses and vacant land. To minimize land use conflicts with adjacent uses, much of the remaining undeveloped area adjacent to the airport is designated as Estate Density Residential, with most of the developed land designated and used for Medium-Density Residential. RMA is south of the eastern portion of Jurupa Valley across the Santa Ana River. Portions of Jurupa Valley are within RMA's 65 dBA CNEL noise contour. If future residential land uses were to be located where airport activities exceeded the

applicable residential noise standards, which is within the 65 dBA CNEL noise contour of Flabob Airport or RMA, buildout per the JVGP could contribute to significant noise impacts in the future. (JVGP DEIR, p. 4.12-52.)

The *JVGP EIR* concluded that implementation of the goals and policies identified above will prevent existing and future land uses from experiencing significant noise impacts from airport operations and activities. Impacts in this regard will be less than significant. (JVGP DEIR, p. 4.12-54.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding the exposure of people to noise levels withing the vicinity of an airstrip or an airport would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

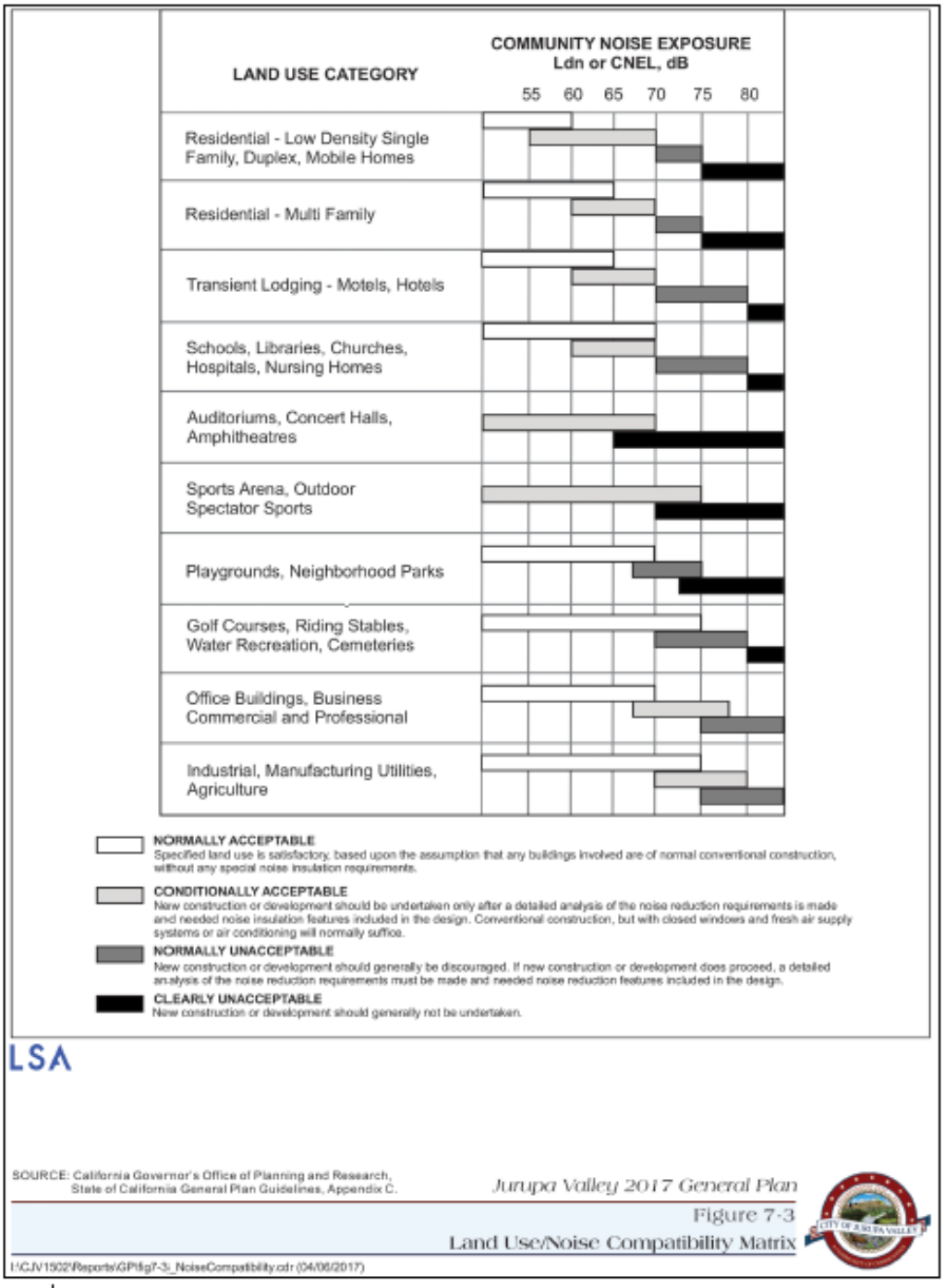

Figure 7-3: Land use/noise compatibility matrix

14. Population and Housing	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

(Source: Project Description, 2020 UWMP)

14a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?

Direct Impacts

No Impact. The construction and operation of Well 25 and the new treatment facility are part of the facilities identified in the RCSD *2020 UWMP.* In preparing RCSD's 2020 UWMP RCSD and WEBB met with Jurupa Valley planning staff in 2021 during preparation of the 2020 UWMP to coordinate on land use information as required by California Water Code Section 10631(a). (2020 UWMP, p. 3-26.) The buildout population was calculated for the 2020 UWMP assuming full buildout of the Jurupa Valley General Plan Land Use Map (updated March 2021) within RCSD's current water service area boundary. The 2020 UWMP projected the RCSD service area population at approximately 66,100 persons by 2049. This projection is based on buildout at medium or "mid-range" density. (2020 UWMP, p. 3-22.) Because the construction and operation of Well 25 is part of the RCSD 2020 UWMP, which identifies facilities to serve planned growth within RCSD's service area, the Project would not indirectly induce substantial unplanned population growth within RCSD's service area. Additionally, the proposed Project would not extend water availability to an area where it is not currently available. Due to the nature of the proposed Project, once complete it would not require personnel on-site, aside from daily maintenance, which is currently being performed at both the Thompson Facility and Mahnke Facility. Although temporary employment opportunities may be created during Project construction, this would not induce substantial population growth in Jurupa Valley as there exists an ample and available regional labor force. For these reasons the Project would not result in direct unplanned population growth within RCSD's service area. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Land Use Element and Housing Element contains the following goals and policies related to consistency with regional planning to accommodate growth within Jurupa Valley. (JVGP, pp. 2-35, 5-18, 5-19, 11-5.)

Goal HE 1 *Encourage and, where possible, assist in the development of quality housing to meet the City's share of the region's housing needs for all income levels and for special needs populations.*

Policies

HE 1.1 *Regional Housing Needs Allocation. Changes to the General Plan and the Zoning Ordinance and Map shall provide and/or maintain sufficient land at appropriate densities to meet the City's Regional Housing Needs Allocation for the 2014-2021 Planning Period.*

LUE 2.1 *Residential Development. Accommodate the development of single-family and multi-family residential units in areas appropriately designated by the General Plan, specific plans, the Equestrian Lifestyle Protection Overlay, and community and town center plans land use maps.*

LUE 2.2 *Higher Density Residential. Accommodate higher density residential development in walkable, pedestrian oriented areas near major transportation corridors, concentrated employment areas, and community and town centers, and promote the development of high quality apartments and condominiums that will encourage local investment and pride of ownership.*

LUE 2.5 *Connectivity. Integrate residential development with a continuous network of parks, open space, public areas, bicycle trails, equestrian trails, public transit routes, and pedestrian paths to connect neighborhoods and communities with key nodes. Key nodes include parks and recreation facilities, schools, town and neighborhood centers, and other in-city communities and surrounding cities and points of interest.*

According to the *JVGP EIR*, direct growth from implementation of the JVGP would be employees from new commercial or industrial development and new population from new residential development. Future development projects could indirectly induce growth by reducing or removing barriers to growth, or by creating a condition that attracts additional population or new economic activity. It is expected that any future development that would indirectly induce growth would occur consistent with planned growth identified in the JVGP or applicable specific plans. (JVGP DEIR, pp. 4.13-12–4.13-13)

Future development within the Jurupa Valley resulting from implementation of the JVGP is anticipated to add between 37,622 and 53,745 new residents to Jurupa Valley at buildout, which is a substantial amount of population growth for the area. However, the amount of housing, population, and employment growth anticipated under the JVGP would be consistent with the projections developed by SCAG and utilized by other regional planning organizations. The JVGP DEIR concluded that because planned growth under the JVGP is consistent with regional population, housing, and employment projections by SCAG, which are used by other regional planning organizations in their planning processes, impacts regarding unplanned population growth would be less than significant. (JVGP DEIR, pp. 4.13-13–4.13-14.).

According to the 2003 Riverside County General Plan EIR, because the build out year (2040) population and employment projections are based on projected annual SCAG population increases, annual and build out population increases associated with the 2003 Riverside County General Plan would be consistent with SCAG projections. Therefore, impacts regarding unplanned population growth from implementation of the 2003 Riverside County General Plan would be less than significant. (RCIP Sections 4.3.3, 4.3.4,)

For the reasons set forth in the preceding paragraphs, there would be no direct impacts regarding unplanned population growth. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

14b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. Project construction and operation would not necessitate the demolition or relocation of existing housing units. Since no housing will be displaced, no people will be displaced as a result of Project implementation, no impacts will occur.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Housing Element includes the following goals and policies to protect existing housing and reduce the potential for the displacement of people from housing. (JVGP, pp. 5-18, 5-23–5-24.)

Goal HE 2 *Conserve and improve the housing stock, particularly housing affordable to lower income and special housing needs households/*

Policies

HE 2.1 *Retain Housing. Where feasible and appropriate, older, sound housing should be retained, rehabilitated, and maintained as a significant part of the City's affordable housing stock, rather than demolishing it. Demolition of non-historic housing may be permitted where conservation of existing housing would preclude the achievement of other housing objectives or adopted City goals.*

HE 2.2 *Removal of Affordable Housing. Discourage the removal or replacement of sound housing that is affordable to extremely low, very-low, low- and moderate income households, and avoid discretionary approvals or other municipal actions that remove or adversely impact such housing unless: 1) it can be demonstrated that rehabilitation of lower-cost units at risk of replacement is financially or physically infeasible, or 2) an equivalent number of new units comparable or better in affordability and amenities to those being replaced is provided, or 3) the project will remove substandard, blighted, or unsafe housing.*

HE 2.3 *Public Housing. Encourage the Riverside County Housing Authority to pursue federal and state funds to modernize public housing affordable to very low and low-income households.*

HE 2.8 *At-Risk Housing Preservation. Work with Riverside County Housing Authority and other housing agencies to preserve the affordability of assisted housing and other affordable housing resources at risk of conversion to market rate housing utilizing federal, state, and local financing and subsidies, as City resources allow.*

According to the *JVGP EIR*, the JVGP is a programmatic document that sets forth the regulatory groundwork for future growth of housing and employment in the Jurupa Valley and new development must be consistent with the JVGP goals, policies, and programs. It is unknown if or to what degree existing developed land within housing or residents may be redeveloped and displaced by future development. In most cases, new development occurs on vacant land, but it is possible that some new development would result in the demolition of older structures, and some of these structures may be occupied residences. However, the JVGP Land Use and Housing Elements contain goals, policies, and programs that discourage such displacement. Additionally, due to the wide variety of housing found in Jurupa Valley, displaced residents would have opportunities to find adequate replacement housing within Jurupa Valley either by purchasing or renting an existing unoccupied residence or by renting or purchasing new housing. In the coming years, Jurupa Valley is expected to add from 9,198 to 13,140 new residential units to meet a wide variety of needs within the housing market (e.g., single family homes, condominiums, apartments, etc.) (JVGP DEIR, p. 4.13-10.)

The *JVGP EIR* concluded that with implementation of the JVGP goals and policies identified above, implementation of the JVGP would not result in the significant displacement of housing or people as development occurs within the City. Impacts would be less than significant and no mitigation is required. (JVGP DEIR, p. 4.13-11.)

For the reasons set forth in the preceding paragraphs, there would be no direct impact regarding the displacement of people or housing necessitating the construction of replacement housing elsewhere. No new foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

15. Public Services	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services				
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

(Source: Project Description)

15a. Fire protection?

Direct Impacts

No Impact. As discussed in the response to Threshold 14a above, because the Project would not directly or indirectly generate new development or persons to Jurupa Valley, Project implementation would not necessitate the construction of new governmental facilities or increase the demand for fire protection services in Jurupa Valley. No impacts will occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Community Safety, Services and Facilities Element and Land Use Element includes the following goal and policies addressing regarding the provision of fire protection services. (JVGP, pp. 2-72, 2-80, 8-3, 8-25, 8-29.)

Goal CSSF 2 *Honor and support our public safety professionals.*

Goal CSSF 3 *Provide a high level of community services and facilities to meet the existing and future needs of Jurupa Valley.*

Policies

CSSF 2.1 *Provide Facilities and Services. Work with community services agencies and districts on the planning and provision of adequate community facilities and services.*

CSSF 2.2 *Concurrency with Development. Ensure the provision of sufficient public facilities and services prior to, or concurrently with, new development.*

CSSF 2.4 Fair Share. Ensure that new development pays its fair share of public facilities and service costs.

CSSF 2.5 Joint Use. Promote the joint use of public facilities to meet multiple needs of the community.

CSSF 2.13 Fire Safety Techniques. Incorporate fire-safety techniques in new development

CSSF 2.14 Fire Department Review. Involve the Fire Department in the review of development applications in fire prone areas.

CSSF 2.15 Coordination. Coordinate with the Fire Marshal on fire prevention throughout the community.

CSSF 2.16 Adequate Facilities. Work with the Fire Department to ensure the provision of adequate fire stations, personnel, and equipment to meet the City's needs over time.

LUE 6.4 Agency Coordination. Coordinate with local agencies, such as community service districts (CSDs), special districts, school districts, Riverside County Fire and Sheriff Departments, and others to ensure to ensure adequate service provision for development.

LUE 12.1 Service Capacity. Ensure that development does not exceed the City's or the community services districts' or special districts' ability to adequately provide supporting infrastructure and services, such as water, wastewater treatment, energy, solid waste and public services such as police/ fire/emergency medical services, recreational facilities, and transportation systems.

LUE 12.2 Monitoring. Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that housing and population growth does not reduce levels of service below acceptable levels.

LUE 13.1 Fair Share Infrastructure Funding. Require that new development contribute its fair share to fund infrastructure and public facilities, such as police and fire facilities, parks, streets, and trail improvements.

Development per the JVGP would result in new residential units and non-residential structures and new fire stations and equipment could be required as Jurupa Valley builds out per the JVGP. The above JVGP goals and policies are designed to assure Jurupa Valley would have adequate services, including fire protection, as development occurs and Jurupa Valley's population increases. (JVGP DEIR, pp. 4.14-7–4.17-8.)

According to the *JVGP EIR*, with implementation of the JVGP policies identified above, particularly policy CSSF 2.4, which requires new development to pay its related costs for public facilities and services, along with the standard conditions of construction imposed on new

developments and Fire Marshall review to ensure compliance with fire standards, impacts to fire protection services associated with implementation of the JVGP would be less than significant. (JVGP DEIR, p. 4.14-8–4.14-9.) For the reasons set forth above, there will be no direct impacts regarding fire protection services and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

15b. Police protection?

Direct Impacts

No Impact. As discussed in the response to Threshold 14a above, because the Project would not directly or indirectly generate new development or persons to Jurupa Valley Project implementation would not increase the demand for police protection services in the City and no impacts will occur. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to Community Safety, Services and Facilities Element goals CSSF 2 and CSSF 3 and policies CSSF 2.1, CSSF 2.2, and CSSF 2.4 and Land Use policies LUE 6.4, LUE 12.1, LUE 12.2, and LUE 13.1 set forth in the response to Threshold 15a, the JVGP also includes the following policies regarding the provision of police protection services. (JVGP, p. 8-28.)

Policies

CSSF 2.7	*Community Safety. Coordinate with the Riverside County Sheriff's Department on an ongoing basis to ensure the continued safety of the City.*
CSSF 2.8	*Criminal Activity. Support efforts to develop innovative methods to reduce criminal activity and increase safety in the community.*
CSSF 2.9	*Graffiti. Support efforts of the Sheriff's Department and the JCSD to identify and remove graffiti and prosecute graffiti vandals.*
CSSF 2.12	*Crime Prevention through Environmental Design (CPTED) .Incorporate CPTED principles in the design of new development to encourage natural surveillance and reduce crime.*

Development per the JVGP would result in new residential units and non-residential structures, which would result in in a need for expanded police protection services routinely associated with residential and commercial growth, including routing patrols and responding to calls for service. The number of additional service calls and call response times would slowly increase and overall service levels would decrease incrementally. (JVGP DEIR, p. 4.14-9.)

According to the *JVGP EIR*, the JVGP policies regarding public services were designed to assure Jurupa Valley would have adequate services now and as the Jurupa Valley grows, including adequate police protection. Through compliance with the JVGP public service policies set forth above and in the response to Threshold 15a, particularly policy CSSF 2.4, which requires new development to pay its related costs for public facilities and services, impacts to police protection services resulting from implementation of the JVGP would be less than significant. (JVGP DEIR, p. 1.14-10.)

For the reasons set forth above, there will be no direct impacts regarding police protection services and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

15c. Schools?

Direct Impacts

No Impact. As discussed in the response to Threshold 14a above, because the Project would not directly or indirectly generating an increase of population, Project implementation would not increase the demand for school services in the Jurupa Unified School District, where the Project facilities are located. No impacts would occur. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Development per the JVGP would result in an increase in the number of students to be enrolled in the Jurupa Unified School District (JUSD) and the Corona-Norco Unified School District (CNUSD), which are the two school districts that serve Jurupa Valley. School services and facilities are the responsibility of the JUSD and CNUSD which are separate governmental entities from Jurupa Valley (JVGP DEIR, p. 4.14-10), nonetheless, the JVGP Community Safety, Services, and Facilities Element and Land Use Element includes the following policies regarding educational facilities. (JVGP, p. 8-30–8-31.)

Policies

CSSF 2.18 Coordination with School Districts. Coordinate with JUSD and CNUSD in planning for the current and future needs of Jurupa Valley students.

CSSF 2.19 Modernization. Encourage efforts of JUSD to modernize and renovate schools within the district.

CSSF 2.20 Safe Routes to School. Work with the school districts to ensure the safety of travel routes to and from schools.

CSSF 2.21 Schools as Neighborhood Centers. Develop new schools, as needed, that also serve as neighborhood centers and that are pedestrian- and bicyclist-friendly.

CSSF 2.22 Joint Use. Encourage school districts to allow joint use of schools for after-school sports, classes, childcare, or other uses to maximize the community value of these important public investments.

CSSF 2.23 Review of Development Proposals. Involve the school districts in the review of large residential development proposals to ensure that adequate schools are provided without affecting existing facilities.

CSSF 2.24 Higher Education. Encourage institutions of higher education, and other adult education providers, to locate facilities and programs in Jurupa Valley.

CSSF 2.25 Vocational and Trade Schools. Encourage and accommodate to the greatest extent possible the development and location of vocational and trade schools to broaden the local pool of skilled and technical workers.

In addition to the above education specific policies, the JVGP also includes policies LUE 6.4, 12.1, and 13.1 set forth under the response to Threshold 15a, that also address school facilities.

The *JVGP EIR* concluded that because the developers of new projects would be required to pay development impact fees to offset project-related demand on public school services, newly proposed projects would not adversely impact school services. Therefore, through impact fees on new development and implementation of the JVGP goals and policies, impacts to public school services from implementation of the JVGP would be less than significant. (JVGP DEIR, p. 4.14-12.)

For the reasons set forth above, there will be no direct impacts regarding schools and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

15d. Parks?

Direct Impacts

No Impact. As discussed in the response to Threshold 14a above because the Project would not directly or indirectly generate an increase in population, the Project would not increase the demand for new park facilities or park services. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

For the reasonably foreseeable indirect impacts discussion regarding Jurupa Valley parks, refer to the responses under Thresholds 16a and 16b (Recreation).

15e. Other public facilities?

Direct Impacts

No Impact. As discussed in the response to Threshold 14a above because the Project would not directly or indirectly generate an increase in population, the Project would not increase the demand on other public services or facilities. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The *JVGP EIR* includes a discussion of impacts to libraries.

In addition to Community Safety, Services and Facilities Element goal and CSSF 3 and policies CSSF 2.1, CSSF 2.2, and CSSF 2.4 and Land Use Element policies LUE 12.1,12.2, and 13.1, the JVGP also includes the following policies specific to the provision of libraries and library services. (JVGP, pp. 8-31–8-32.)

Policies

CSSF 2.26 Provide Adequate Facilities. Work with the Riverside County Library System to provide adequate facilities and services for the current and future population of Jurupa Valley and to promote and use the libraries for community meetings and events.

CSSF 2.27 New Libraries. Encourage the development of new libraries in underserved areas of the city.

CSSF 2.28 Libraries as Community Centers. Design new library facilities as community centers with access to pedestrian and bicycle routes as well as public transit.

CSSF 2.29 Educational Programming. Encourage the County of Riverside to provide reading and literacy programs and other educational programs at the local library branch or via other means for those who cannot visit library facilities.

CSSF 2.30 Funding. Encourage County of Riverside efforts to provide adequate funding for improvements to local library facilities and programs through county, state, and federal funding, private and corporate donations, or other resources.

CSSF 2.31 Technology. Encourage the adoption of technological advances that can provide improved access to library resources.

Development per the JVGP would increase population, which could result in a need for new or expanded library services as Jurupa Valley grows. The above JVGP goals and policies are designed to assure Jurupa Valley would have adequate services, including libraries, as development occurs and Jurupa Valley's population increases. (JVGP DEIR, p. 4.14-13.)

According to the *JVGP EIR*, with implementation of the JVGP policies identified above, particularly policy CSSF 2.4, which requires new development to pay its related costs for public facilities and services, impacts to library services associated with implementation of the JVGP would be less than significant. (JVGP DEIR, p 4.14-13.)

For the reasons set forth above, there will be no direct impacts regarding other public facilities and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

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

(Source: Project Description)

16a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Direct Impacts

No Impact. As discussed in the response to Threshold 14 a above, because the Project would not directly or indirectly generate an increase of population, the Project would not increase the use of existing neighborhood and regional parks or recreational facilities. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The following goal and policies of the JVGP Community Safety, Services, and Facilities Element are related providing neighborhood and regional parks and recreation programs. (JVGP, pp. 8-3, 8-38–8-39.)

Goal CSSF 3 Provide a high level of community services and facilities to meet the existing and future needs of Jurupa Valley.

Policies

CSSF 2.32 Evaluation of User Needs. Encourage park and recreation service providers to evaluate user feedback, track facility use, and utilize projections to understand park and recreation facility needs and plan for future acquisition and development.

CSSF 2.33 Park and Recreation Facilities Maintenance. Encourage park and recreation service providers to maintain parks, trails, and other recreation facilities in good condition and strive to meet Council-adopted community parks and recreation goals.

CSSF 2.34 Joint Use Agreements. Maintain and improve joint-use recreational agreements with school districts and public agencies and seek new opportunities for joint recreational uses.

CSSF 2.35 Universal Access. Encourage responsible agencies to provide, where feasible, inclusive recreation facilities that meet or exceed accepted standards for universal access for all persons and abilities, and encourage others to do likewise.

CSSF 2.36 Users. Encourage responsible agencies to provide parks and recreation facilities and programs that meet the needs of all residents, regardless of income levels, ages, and abilities, and encourage others to do likewise.

CSSF 2.37 Historic Sites. Celebrate historic sites with recreational learning opportunities in parks and recreation facilities.

CSSF 2.38 Natural Environment. Protect and, where possible, utilize parks, trails, and open spaces for learning opportunities and passive recreation in conjunction with our environmental goals.

CSSF 2.39 Street Closures/Public Spaces. Support temporary and, where safe and appropriate, long-term street closures to create or expand public spaces and to accommodate street fairs, farmers' markets, art shows, and other special community events.

CSSF 2.40 Equestrian Heritage. Work with community groups to encourage, promote, and as resources allow, help support projects that celebrate the City's equestrian heritage, such as trails, staging areas, hitching posts, corrals, exercise areas, and performance arena.

Jurupa Valley's primary park provider is the Jurupa Area Recreation and Parks District (JARPD). Based on JARPD's parkland service ratio goal of 5.0 acres per 1,000 residents and the JVGP proposed land use plan, implementation of the JVGP would create a demand for up to approximately 246 acres of parkland. Eventually, Jurupa Valley may need up to 751 total acres of parkland. (JVGP DEIR, p. 4.15-13–4.15-14.)

The JVGP goal and policies mentioned above emphasize the proper care and maintenance of existing park facilities to avoid substantial physical deterioration. Implementation of the JVGP goal and policies regarding recreational facilities and programs will reduce potential impacts related to recreation and parks to less than significant levels and no mitigation is required. (JVGP DEIR, pp. 4.15-14–4.15-15.)

For the reasons set forth in the preceding paragraphs, there would be no direct impact to the provision of new or expanded park and recreation facilities will be less than significant through compliance with the polices mentioned above. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

16b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Direct Impacts

No Impact. The Project does not include new public recreational facilities and as noted in the response to Threshold 15d above, the Project would not result in a need for construction or expansion of recreational facilities. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Regarding construction and expansion of Recreational Facilities, refer to the response to Threshold 16a.

For the reasons set forth in the preceding paragraphs, direct impacts to recreation facilities would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

17. Transportation	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

(Sources: CEQA Guidelines; JVGP DEIR*, Project Description)*

17a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Direct Impacts

Less Than Significant Impact. Project implementation would not conflict with any program, plan, ordinance, or policy addressing the circulation system. The Project would not alter existing roadway configurations or geometrics or significantly alter Jurupa Valley's transit roadway, bicycle, and pedestrian facilities. As discussed in the response to Threshold 17b, the Project is not a trip generator. As discussed in response to Threshold 9f, if a lane closure is necessary during construction, RCSD would prepare a traffic control plan and obtain an encroachment permit(s) from the Jurupa Valley Public Works Department. For these reasons, impacts regarding conflicts with circulation system programs, plans, ordinances, or policies would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Mobility Element would establish the local circulation plan to guide growth in Jurupa Valley. All of the goals and policies of the Mobility Element are generally consistent and do not conflict with the Riverside County Jurupa Area Plan that was the Circulation Element and has guided growth within Jurupa Valley up to adoption of the 2017 General Plan. Once adopted, the JVGP Mobility Element would become the circulation plan for Jurupa Valley; thus, there would be no significant impacts regarding conflicts with applicable plans. (JVGP DEIR, pp. 4.16-72–*4.16-73.)*

For the reasons set forth in the preceding paragraphs, direct impacts regarding conflicts with related circulations plans will be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

17b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Direct Impacts

Less Than Significant Impact. CEQA Guidelines section 15064.3(a) describes specific considerations for evaluating a project's transportation impacts and states "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." As stated in CEQA Guidelines section 15064.3(b)(2), "projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact." Construction of the Project would temporarily increase traffic in the area as a result of construction-related vehicles; however, this impact is temporary and short term. Water facilities are not trip generators, and any trips associated with Project maintenance would not increase net vehicle miles traveled because RCSD is already maintaining facilities within the Project Site. For these reasons, Project implementation would not conflict with or be inconsistent with CEQA Guidelines section 15064.3. subdivision (b). Impacts would be less than significant and no mitigation is required.

Reasonably Foreseeable Indirect Impacts

The JVGP includes the following policies and program to reduce VMTs and measure that performance. (JVGP, pp. 3-35, 6-13, 6-16, 6-17.)

AQ 6.7	*Job Creation. Emphasize job creation and reductions in vehicle miles traveled to improve air quality over other less efficient methods.*
AQ 7.1	*Cooperative Relationships. Seek new cooperative relationships between employers and employees to reduce vehicle miles traveled such as creating Transportation Management Associations.*
AQ 7.1.1	*Trip Reduction Programs. Pursue grant funding to establish an incentive program to encourage the use of trip reduction programs to decrease automotive vehicle miles traveled.*

Regarding VMTs resulting from implementation of the JVGP, the JVGP EIR determined buildout per the JVGP would result in an additional 1,731.2 million VMT. This represents an approximately 29% increase in VMT, (JVGP DEIR, pp. 4.16-11, 6-7.) The JVGP DEIR concluded the JVGP is consistent with SCAG's RTP in that it would bring many more jobs Jurupa Valley than housing to Jurupa Valley in the future, which would substantially improve Jurupa Valley's jobs/housing ratio in turn helps reduce VMT generated by the City. (JVGP DEIR, p, 4.10-44.)

No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

17c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Direct Impacts

No Impact. The Project would not result in changes to the existing roadway configurations and geometrics. The Project does not include any component that will result in an incompatible use of the existing roadways. Therefore, implementation of the proposed Project would not result in a substantial increase in hazards. No impact would occur. No mitigation is required.

Reasonably Foreseeable Indirect Impacts

The following goals and polices of the JVGP Mobility Element are indented to reduce impacts associated with hazards due to geometric design features or incompatible uses. (JVGP, pp. 3-9–3-10, 3-39–3-40, 3-65, 3-72.)

Policies

ME 1.1 Mobility Corridors. Require that the City's mobility corridors:

1. *Accommodate public transit, motor vehicles, bicyclists, equestrians and pedestrians within the public right of way wherever feasible, using multimodal, "complete streets" design strategies.*
2. *Maintain at least a Level of Service (LOS) D or better at all intersections, except where flexibility is warranted based on a multi-modal LOS evaluation, or where LOS E is deemed appropriate to accommodate complete streets/multi-modal facilities.*
3. *Be designed to meet the needs of the existing population and business activities, as designated by the Land Use Element and in accordance with the Mobility Corridor concept and to maintain consistency with the Master Plan of Streets and Trails (to be developed).*
4. *Be designed so that new roadways, ramps, traffic control devices, bridges or similar facilities, and significant changes to such facilities, are designed to accommodate multi-modal facilities in an attractive and safe manner.*
5. *Be maintained in accordance with best practices and the City's Street Improvement Program.*

ME 1.2 Corridor Design. When existing mobility corridors require modification or new corridors are established, their design shall be consistent with the following standards:

1. *Roadway designs shall maintain no more than two through travel lanes wherever possible and shall not exceed four through travel lanes except within Express Mobility Corridors, or where a transition is required for roadways that connect to roads in other jurisdictions at the City boundaries.*

2. *Existing improvements and rights of way within mobility corridors may establish the general design criteria for the relevant segment in order to avoid replacing existing street improvements or right of way acquisitions for street widening.*
3. *Where sidewalks are appropriate, they should be detached and separated from the roadway by landscaped parkways. Where sidewalks are adjacent to curb on an existing roadway within a mobility corridor, sidewalks on either side of the relevant segment may be continued to a reasonable transition point.*
4. *Where two-lane roadways exist within a mobility corridor in low density, semi-rural areas, widening the existing through lanes for safety may be determined appropriate by the City Council on a case-by-case basis. Adding lanes to accommodate additional vehicular traffic shall require a finding by the City Council that the need for additional capacity takes precedence over preserving the existing corridor character.*
5. *Provisions for bus turnouts, bus shelters and connectivity to the Pedley Metrolink Station shall be included.*
6. *Houses along Secondary, Neighborhood Collector and Local Corridors shall have street access.*

ME 1.3 *Preserving Community Character in Mobility Corridors. Mobility corridors shall be designed to consider the land use and aesthetic contexts of their surroundings and shall include the following features unless determined infeasible or inconsistent with General Plan goals and policies:*

1. *Mobility corridors shall include parkways, street trees and where appropriate, medians that include substantial landscape treatments and that separate pedestrians and equestrians from vehicle traffic and provide a pleasant and inviting traveling experience for non-vehicular travel.*
2. *Express and Primary Mobility Corridors shall include a landscaped raised median wherever possible and shall include substantial setbacks and landscape buffers to protect adjacent noise-sensitive uses.*
3. *Mobility corridors shall be designed to produce an attractive, safe and high-quality environment of treelined streets within a semi-rural, small town community.*

ME 3.3 *Design Standards. In determining the appropriate street or intersection design standard to apply, the City will seek to balance cyclists' and pedestrians' safety and convenience with that of other roadway users.*

ME 3.9 *Pedestrian Facilities. Public streets shall provide pedestrian facilities in accordance with adopted City standards. Sidewalks*

shall be separated from the roadway by a landscaped parkway, except where the Planning Director determines that attached sidewalks are appropriate due to existing sidewalk location, design or other conditions.

ME 3.10 *Accessible Pedestrian Facilities. All new streets shall have provisions for the adequate and safe movement of pedestrians, including improvements for the elderly and disabled.*

ME 4.4 *Safe Crossings. City will plan for and implement pedestrian and equestrian access that is consistent with road design standards, including provisions for interconnected pedestrian and equestrian paths, sidewalks, crosswalks, timing and actuation of traffic signals, in street annunciators or other features necessary for safe street crossing.*

ME 6.6 *Grade Separations and Crossings. As resources allow, support construction of grade separations and crossings; or reconstruct existing grade separations and crossings as necessary for the smooth flow of traffic within the City, consistent with plans developed by the Western Riverside Council of Governments (WRCOG) and other responsible agencies.*

ME 8.3 *Driveways along Highways. Discourage driveways taken directly off General Plan designated highways. Access may be permitted off of General Plan designated highways only if such access poses no traffic hazards or impacts to local streets.*

ME 8.5 *City Standards. Design, construct, and maintain streets as specified in the City Street Improvement Standards and Engineering Specifications.*

The *JVGP EIR* concluded that with adherence to goals and polices of the Mobility Element listed above, and compliance with existing requirements of Jurupa Valley and other agencies, reduce potential impacts associated with unsafe design or incompatible uses would be less than significant. (JVGP DEIR, p. 4.16-119.)

For the reasons set forth above, there would be no direct impact associated with unsafe design or incompatible uses. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

17d. Result in inadequate emergency access?

Direct Impacts

Less Than Significant Impact. Operation of the proposed Project would not impact emergency access because operational activities will take place on the Project Site. As discussed in the response to Threshold 9f, other than constructing the raw water pipeline in Mission Boulevard,

Daly Avenue, and 34th Street to convey the untreated water to the Potential Thompson Expansion Site, the Thompson Facility, or the Mahnke Facility, the Project does not include any improvements that would require road or lane closures. In the event a lane closure is needed during construction, RCSD would prepare a traffic control plan and obtain an encroachment permit from the Jurupa Valley Public Works Department. Through compliance with the conditions of the encroachment permit(s), the ability of emergency vehicles to pass by the Project Site safely, efficiently, and quickly would not be limited. Therefore, impacts regarding emergency access would be less than significant and no mitigation is required.

Reasonably Foreseeable Indirect Impacts

The following JVGP Mobility Element policy is intended to maintain adequate emergency access. (JVGP, p. 3-75.)

> *Policies*
>
> *ME 8.22* *Emergency Response Routes. Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radii and other factors as determined by the City Engineer in consultation with emergency responders.*

Future development per the JVGP would be required to design, construct, and maintain structures, roadways, and facilities to provide adequate emergency access and evacuation. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement measures to facilitate the passage of persons and vehicles through/around any required road closures. Future development plans would be submitted to and approved by the Jurupa Valley Fire and Police Departments prior to the issuance of building permits. The JVGP DEIR concluded with implementation of the JVGP goals and policy will result in less than significant impacts related to emergency access as growth occurs. (JVGP DEIR, p. 4.16-114.)

For the reasons set forth above, direct impacts to emergency access would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

18. Tribal Cultural Resources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i.) 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), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

(Sources: Assembly Bill (AB) 52 Consultation; CRIR; JVGP DEIR*)*

18a(i)–(ii) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i.) 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), or

ii.) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Direct Impacts

Less Than Significant With Mitigation Incorporated. RCSD provided "Notification of Consultation Opportunity" letters dated April 9, 2024 pursuant to AB 52 (Public Resources Code Section 5024.1) to Tribes that have previously requested such a notice. Letters were sent from RCSD to the San Manuel Band of Mission Indians, now known as the Yuhaavuatan if San Manual Nation (YSMN). Consultation between the YSMN and RCSD took place between April 16, 2024 and May 15, 2024.

Although no tribal cultural resources were identified during the Project's AB 52 process, consultation resulted in an agreement regarding the language of mitigation measures **MM CR 1**,

MM CR 2, **MM CR 3**,[17] **MM TCR 1**, and **MM TCR 2** and consultation was concluded on May 15, 2004. With implementation of these mitigation measures, which includes provisions for inadvertent discoveries (**MM CR 1**), monitoring and treatment plan (**MM CR 2**), disposition of human remains (**MM CR 3**), and the processes for the discovery and treatment of pre-contact resources per mitigation measures **MM TCR 1** and **MM TCR 2**. For these reasons, Project implementation would not result in a substantial adverse change in the significance of a tribal cultural resource and impacts would be reduced to less than significant.

> **MM TCR 1: Pre-Contact Cultural Resources.** The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in **MM CR 1**, of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN as set forth in mitigation measure **MM CR 2**, and all subsequent finds shall be subject to this Plan. The Cultural Resources Monitoring and Treatment Plan shall allow for a monitor to be present that represents YSMN for the remainder of the Project, should YSMN elect to place a monitor on-site.
>
> **MM TCR 2: Pre-Contact Cultural Resources.** Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Rubidoux Community Services District for dissemination to YSMN. The Rubidoux Community Services District shall, in good faith, consult with YSMN during Project construction.

Potential Reasonably Foreseeable Indirect Impacts

Of the 23 Native American tribal groups contacted as part of the SB 18 and AB 52 consultation for the JVGP, three Native American groups expressed interest in the JVGP process in terms of Native American Monitoring and formal government to government consultation: Gabrieleno Band of Mission Indians – Kizh Nation, Morongo Band of Mission Indians, Soboba Tribe. In addition, the Agua Caliente Band of Mission Indians stated Jurupa Valley is outside the boundaries of that band's traditional use area and no further consultation is necessary. (JVGP DEIR, p. 4.5-16.)

In addition to Conservation and Open Space goal COS 7.1 and policies COS 7.1, COS 7.2, COS 7.6, and COS 7.10 set forth in the response to Threshold 5a and policies COS 7.3 through COS 7.5, COS 7.8, and COS 7.9 set forth in the response to Threshold 5b, the JVGP includes the following policy regarding Native American participation. (JVGP, p. 4-38.)

[17] Mitigation measures **MM CR 1** and **MM CR 2** are set forth in the response to Threshold 5b. Mitigation measure **MM CR 3** is set forth in the response to Threshold 5c.

Policy

COS 7.8 *Native American Monitoring. Include Native American participation in the City's guidelines for resource assessment and impact mitigation. Native American representatives should be present during archaeological excavation and during construction in an area likely to contain cultural resources. The Native American community shall be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan.*

As discussed in the response to Threshold 5a, the land in Jurupa Valley has the potential to yield tribal cultural resources from past Native American activities. Lands along the Santa Ana River may contain tribal cultural resources from past human activities, however, this area is an active floodplain and contains deep alluvial soils so the potential for finding undisturbed artifacts is relatively low. Additionally, the Jurupa Hills contains rock outcroppings and boulders that may represent resources. (JVGP DEIR, p. 4.5-16.)

The *JVGP EIR* concluded through implementation of the above mentioned JVGP goals and policies, which require consultation and coordination with local Native American tribal representatives prior to grading for future development, along with the regulatory requirements of the federal and state resource agencies, potential impacts to tribal cultural resources from future development within Jurupa Valley would be less than significant. (JVGP DEIR, p. 4.5-17.)

For the reasons set forth in the preceding paragraphs, direct impacts to tribal cultural resources would be less than significant. Further, no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

19. Utilities and Service Systems	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

(Sources: Project Description, AB 939; RCSD's Water and Sanitary Sewer Design and Construction Manual; RCSD 2020 UWMP; JVGP, JVGP DEIR; CalRecycle)

19a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Direct Impacts

Less Than Significant With Mitigation Incorporated. The proposed Project consists of new water facilities for RCSD. Impacts resulting from the construction and operation of the Project have been evaluated in this Initial Study and determined to be less than significant with implementation of mitigation measures for biological resources, cultural resources, and geology and soils. The Project would not result in the generation of wastewater and thus would not require new or expanded wastewater treatment facilities. The Project would use existing storm drain facilities. The Project would not use natural gas. For the reasons set forth above, Project impacts requiring or resulting in the relocation of construction of new or expanded utilities would be less than significant with implementation of mitigation measures **MM BIO 1, MM CR 1, MM CR 2, MM CR 3, MM GEO 1, MM TCR 1,** and **MM TCR 2**.

Potential Reasonably Foreseeable Indirect Impacts

In addition to JVGP Conservation and Open Space Element goal COS 3, set forth in the response to Threshold 4b; policy COS 3.12 set forth in the response to Threshold 10a; Community Safety, Services, and Facilities Element policies CSSF 2.43 through CSSF 2.48 and Land Use Element Policies LUE 12.1 and LUE 12.2 set forth in the response to Threshold 10b; and JVGP policy CSSF 1.15 set forth in the response to Threshold 10c.i–10c.iv, the JVGP includes the following policies regarding new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities. (JVGP, pp. 2-42–2-43, 2-80, 8-41–8-43.)

Policies

CSSF 2.49 Water Conservation. Make use of state-of-the-art water conservation technology in all City facilities and landscaping, and require new developments to include drought-tolerant landscaping, permeable paving and water-saving systems and fixtures.

CSSF 2.50 Adequate Wastewater Conveyance. Work with the Jurupa Community Services District and the Rubidoux Community Services District to ensure sufficient wastewater conveyance and pumping capacity to meet the existing and future needs of the City.

CSSF 2.51 Septic Systems. Work with the Jurupa Community Services District to convert areas of the City relying on septic systems to municipal wastewater service.

CSSF 2.52 Recycled Water. Encourage the continued production and expansion of recycled water for irrigation and other purposes.

CSSF 2.53 Wastewater Treatment Capacity. Encourage efforts of the City of Riverside and the Western Riverside County Regional Wastewater Authority (WRCRWA) to provide adequate wastewater treatment capacity to serve the existing and future needs of the City.

CSSF 2.54 Fair-Share Costs. Require new development to contribute fair-share costs for the provision of wastewater infrastructure and treatment.

CSSF 2.55 Brine Line. Support the continued maintenance and use of the Inland Empire Brine Line to transport salty wastewater to the ocean and maintain the quality of the Santa Ana River Watershed.

CSSF 2.56 Adequate Facilities. Work with the Riverside County Flood Control and Water Conservation District to develop and maintain adequate flood control facilities to reduce the potential for flooding and protect the quality of the Santa Ana River and other natural drainage courses.

CSSF 2.57 *New Development. Require new development to implement on-site measures to clean and contain storm water runoff.*

LUE 4.6 *Public Utilities, Easements, and Rights of Way. New development and conservation land uses shall not infringe upon existing public utility corridors, including fee owned rights of way and permanent easements whose true land use is that of public facilities. This policy will ensure that the "public facilities" designation governs what otherwise may be inferred from large-scale General Plan maps.*

LUE 4.8 *Impact Mitigation of New Public Facilities. Planning and development of new public facilities, such as public buildings, utility transmission lines (water, sewer, communications and power), roads, bridges, storage and equipment yards, and flood control channels, shall avoid adverse impacts to prime residential or commercial properties, or areas with residential and commercial development potential, and shall not adversely affect the character and quality of life in the City's residential neighborhoods.*

LUE 12.3 *Urban Water Management Plans. Review all projects for consistency with the appropriate community services district's urban water management plans.*

Regarding the relocation or construction or new or expanded water facilities to support buildout per the JVGP, buildout per the JVGP would result in new development that would require new water service. As discussed in the response to Threshold 10b, water service is provided to Jurupa Valley by JCSD, RCSD, and the Santa Ana River Water Company. JCSD and RCSD each own and operate water storage (i.e, tanks/reservoirs), water treatment facilities, booster stations, and transmission and distribution pipelines throughout Jurupa Valley. (JCSD 2020 UWMP, RCSD 2020 UWMP.)

The *JVGP EIR* concluded because the above identified JVGP goals and policies along with other JVGP goals, policies, and programs would support the JCSD and RCSD UWMPs, implementation of the JVGP would have less than significant impacts regarding the expansion of water and water treatment facilities; therefore no mitigation is required. (JVGP DEIR, pp. 4.17-9–4.17-11.)

Regarding the relocation or construction or new or expanded wastewater treatment facilities, wastewater collection and treatment service, buildout per the JVGP would result in new development that would generate wastewater that would require treatment. Wastewater treatment is provided to Jurupa Valley by JCSD and RCSD. Wastewater generated within the portion of Jurupa Valley served by JCSD is treated at the City of Riverside Regional Water Quality Control Plant (RWQCP), the Western Riverside County Regional Wastewater Authority (WRCRWA), and industrial wastewater is conveyed via the Inland Empire Brine Line (IEBL) for treatment at the Orange County Sanitation District (OCSD) Fountain Valley Plant. JCSD currently has 4 million gallons per day (MGD) treatment capacity at RWQCP, which will increase

to 5 MGD after 2030; 6 MGD treatment capacity at WRCRWA; 3.493 MGD conveyance in the IEBL and 1.155 MGD treatment at OCSD. According to the JCSD 2020 WWMP, average daily flows at buildout within JCSD's service area (which includes portions of Jurupa Valley and all of Eastvale), would be 4.74 MGD to the RWQCP, 5.22 MGD to the WRCRWA, and 1.32 MGD in the IEBL for treatment at OCSD. The average predicted flow to OCSD is greater than JCSD's contracted treatment capacity; therefore, JCSD may need to purchase addition treatment capacity in the future if the need arises. (JCSD 2020 WWMP, pp. 4-19–4-20, 5-32.) Wastewater within the portion of Jurupa Valley served by RCSD's is conveyed to the RWQCP for treatment.

The *JVGP EIR* concluded that implementation of the JVGP policies along with compliance with federal, state, and local regulations would ensure that wastewater treatment requirements are met and there would be sufficient capacity for wastewater treatment and disposal. Therefore, impacts would be less than significant and no mitigation is required. (JVGP DEIR, pp. 4.17-11–4.17-12.) Additionally, because sufficient capacity exists at the RWQCP, WRCRWA, and OCSD Fountain Valley plant, no expansion of wastewater treatment facilities is needed.

Regarding the relocation or construction or new or expanded storm water drainage facilities, development within the watershed per the JVGP would result in an increase in impervious surfaces in addition to changes in land use and associated pollutant runoff characteristics, which are to alter existing hydrology and increase potential pollutant loads. However, all future development in the Jurupa Valley will be required to comply with the requirements of the NPDES permit program. In addition, development within Jurupa Valley must comply with Chapter 6.10, Storm Water/Urban Runoff Management and Discharge Controls of the Jurupa Valley Municipal Code. The JVGP DEIR concluded, that through implementation of the above referenced JVGP policies along with enforcement of established Jurupa Valley regulations and requirements, stormwater drainage impacts would be reduced to a less than significant level. (JVGP DEIR, pp. 4.17-14–4.17-15.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding the construction of new or the expansion of existing facilities would be less than significant and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

19b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Direct Impacts

No Impact. The construction and operation of Well 25 would, after the future destruction of Well 2, result in a net increase of approximately 458 GPM to the Atkinson PZ water supply to meet future demands within the District's service area. (WMP, p. 4-3.) According to RCSD's 2020 UWMP, Well 25 would contribute to RCSD's ability to provide average year, single-dry, and multiple-dry year water demands within its service area. (RCSD 2020 UWMP, p. 7-1–7-2.) The Project does not propose growth that was not accounted for in the RCSD's 2020 UWMP. As such, no impacts will occur. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Conservation and Open Space Element contains goal COS 3 set forth in the response to Threshold 4b to coordinate with the water providers to meet Jurupa Valley's urban water needs. JVGP Community Safety, Services, and Facilities Element policies CSSF 2.43 through CSSF 2.48 set forth in the response to Threshold 10b, address means of water conservation. JVGP Land Use policy LUE 12.3 set forth in the response to Threshold 19a, requires Jurupa Valley to review all projects for consistency with JCSD's UWMP or RCSD's UWMP as appropriate.

Water is provided to Jurupa Valley by JCSD,RCSD, and the Santa Ana River Water Company. The Santa Ana River Water Company does not meet the definition of an urban water supplier and as such does not have to prepare an UWMP. (JVGP DEIR, p.4.9-31.) This discussion is based on the analysis contained in the RCSD 2020 UWMP.

According to the RCSD 2020 UWMP, RCSD has had a reliable water supply to meet demands during normal, single-dry, and multiple-dry years.[18] Notably, RCSD had sufficient local water supplies during the statewide drought from 2013 to 2017. (RCSD UWMP, p. 8-2.) Because total water supply exceeds total projected demand, as shown below in **Table 13, Table 14, and Table 15**, RCSD's 2020 UWMP demonstrates that RCSD has sufficient water supplies to meet the normal, single-dry, and multiple-dry years scenarios for the years 2025, 2030, 2035, 2040, and 2045. (RCSD 2020 UWMP, pp. 7-8–7-14.)

Table 13 – RCSD Normal Year Supply and Demand Comparison

	2025	2030	2035	2040	2045
Total Water Supply	10,582 AF	14,302 AF	14,345 AF	14,592 AF	14,643 AF
Total Projected Demand	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF

Source: RCSD 2020 UWMP, Submittal Table 7-2

Notes: AF = acre-feet. Includes potable and non-potable water in a normal year scenario with future supply projects from Table 6-7. Assumes pump run time of 50%

[18] These terms are defined as follows. Normal year represents the water supplies a supplier considers available during normal conditions. Single-dry year represents the lowest water supply available to the water supplier. Multiple-dry years is the driest five-year historical sequence for the water supplier.

Table 14 – RCSD Single Dry Year Supply and Demand Comparison

	2025	2030	2035	2040	2045
Total Water Supply	10,582 AF	14,302 AF	14,345 AF	14,592 AF	14,643 AF
Total Projected Demand	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF

Source: *RCSD 2020 UWMP,* Submittal Table 7-3

Notes: AF = acre-feet. Single dry year conditions of base year 2018 are assumed (approximately half the normal rainfall).

Table 15 – RCSD Multiple Dry Years Supply and Demand Comparison

		2025	2030	2035	2040	2045
First Year	Supply Totals	10,582 AF	14,302 AF	14,345 AF	14,592 AF	14,643 AF
	Demand Totals	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
	Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF
Second Year	Supply Totals	10,582 AF	14,302 AF	14,345 AF	14,592 AF	14,643 AF
	Demand Totals	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
	Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF
Third Year	Supply Totals	10,582 AF	14,302AF	14,345 AF	14,592 AF	14,643 AF
	Demand Totals	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
	Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF
Fourth Year	Supply Totals	10,582 AF	14,302AF	14,345 AF	14,592 AF	14,643 AF
	Demand Totals	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
	Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF

Table 15 – RCSD Multiple Dry Years Supply and Demand Comparison

		2025	2030	2035	2040	2045
Fifth Year	Supply Totals	10,582 AF	14,302AF	14,345 AF	14,592 AF	14,643 AF
	Demand Totals	8,182 AF	10,914 AF	11,649 AF	12,388 AF	13,130 AF
	Difference	2,400 AF	3,388 AF	2,696 AF	2,204 AF	1,512 AF

Source: *RCSD 2020 UWMP,* Submittal Table 7-4

Notes: AF = acre-feet.

RCSD does not have land use authority within its service area. Since the only portion of RCSD's service area being served water is within Jurupa Valley, that authority rests with the City of Jurupa Valley. The best guide for future land use within any city or county is that jurisdiction's General Plan Land Use Element or any subsequent specific plans; thus, the basis for land use and population projections used in RCSD's 2020 UWMP are the current land use plans for Jurupa Valley. (RCSD UWMP, p. 3-25.) RCSD met with Jurupa Valley Planning Department in 2021 during preparation of the RCSD 2020 UWMP*,* as required by California Water Code Section 10631(a). This meeting was held for the specific purpose of coordinating on the most appropriate land use data to use for RCSD's 2020 UWMP *(*RCSD UWMP, pp. 3-25–3-26.*)*

As shown in the above tables, RCSD would have sufficient water supplies available to serve the portion of Jurupa Valley within its water service area at buildout for the normal, dry, and multiple dry years scenarios. Therefore, reasonably foreseeable indirect or cumulative impacts to water supplies would be less than significant. No mitigation is required.

19c. 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

Direct Impacts

No Impact. RCSD is the wastewater treatment provider. The construction and operation of the Project would not generate wastewater. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Wastewater treatment in Jurupa Valley is provided by JCSD and RCSD. Wastewater generated in Jurupa Valley is treated at the RWQCP, WRCRWA, and OCSD's Fountain Valley plant. As discussed in the response to Threshold 19a, there is sufficient capacity in these treatment facilities to treat existing wastewater and projected wastewater at buildout of Jurupa Valley.

For the reasons set forth in the preceding paragraphs, there would be no direct impacts to wastewater capacity. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the JVGP EIR.

19d. 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?

Direct Impacts

Less Than Significant Impact. Construction waste would be generated during Project construction, some of which may be recycled. Standard conditions in RCSD construction specifications, require the contractors to dispose of construction waste in facilities licensed to accept such waste. The materials recovery facilities (MRFs) and landfills closest to RCSD's service area are the Agua Mansa MRF (Riverside), El Sobrante Sanitary Landfill in Corona (estimated close date 2047), and the Badlands Sanitary Landfill in Moreno Valley (estimated close date 2059). Project-generated solid waste would be delivered via private haulers to an MRF or licensed landfill. Once construction/deconstruction is complete, the Project is not a use that would generate substantial amounts of solid waste during operations. Given the number of landfills in proximity to RCSD's service areas and estimated closure dates in excess of 20 years, sufficient capacity is expected for the temporary increase of solid waste to be disposed of at nearby landfills. Impacts would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

In addition to Land Use Element policies LUE 4.8 set forth in the response to Threshold 19a and policies LUE 12.1 and 12.2 set forth in the response to Threshold 15a, the JVGP includes the following policies regarding solid waste. (JVGP, pp. 8-44–8-45.)

Policies

CSSF 2.59 Solid Waste Services. Work with private disposal companies to ensure the continued provision of adequate solid waste and recycling services in Jurupa Valley, including the availability of adequate landfill capacity to meet the City's future needs.

CSSF 2.60 Waste Reduction. Encourage the diversion of waste from landfills through reduction, reuse, and recycling efforts.

CSSF 2.61 Waste Management. Encourage new development to employ construction waste management techniques to divert construction materials and debris away from landfills.

CSSF 2.62 Public Education. Encourage and, as resources allow, support public education efforts to inform the public about waste reduction, reuse, and recycling.

CSSF 2.63 Neighborhood Clean-Up Efforts. Sponsor and/or participate in neighborhood clean-up efforts and antilittering campaigns/strategies.

CSSF 2.64 Commercial Recycling. Expand mandatory recycling for commercial customers consistent with state requirements.

CSSF 2.65 Rubberized Asphalt. Consider using rubberized asphalt and recycled aggregate for City street projects, as appropriate.

CSSF 2.66 Waste Diversion. Achieve at least the minimum construction and demolition waste diversion requirement of 75%.

CSSF 2.67 Litter and Recycling Containers. Place public litter and recycling containers at key locations in the public right of way, as resources allow. Encourage other responsible agencies and service districts to do likewise.

Solid waste from the Jurupa Valley would be hauled by Burrtec Waste Industries or Waste Management and transferred to the Agua Mansa Materials Recovery Facility (MRF)/Transfer Station. From the MRF the non-recyclable material would be transferred to regional landfills (most likely the Badlands Sanitary Landfill or the El Sobrante Landfill) as available. According to the *JVGP EIR*, adequate daily surplus capacity existing at the receiving regional landfills and buildout of the JVGP would not significantly affect current operations or the expected lifetime of the area landfills. The JVGP DEIR concluded that with implementation of the JVGP policies regarding solid waste, impacts to landfills and solid waste disposal would be less than significant. (JVGP DEIR, pp. 4.17-13–4.17-14.)

For the reasons set forth in the preceding paragraphs, direct impacts to landfills and solid waste disposal would be less than significant and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

19e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Direct Impacts

No Impact. Assembly Bill 939 mandates the reduction of solid waste disposal in landfills by requiring a minimum 50 percent diversion goal. The proposed Project must comply with waste disposal requirements outlined in RCSD's Water and Sanitary Sewer Design and Construction Manual. As such, the proposed Project would not conflict with any Federal, State, or local regulations related to solid waste. No impacts would occur and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

JVGP policies regarding solid waste include policy LUE 4.8 set forth in the response to Threshold 19a, policies LUE 12.1 and LUE 12.2 set forth in the response to Threshold 15a, and policies CSSF 2.59 through CSSF 2.67 set forth in the response to Threshold 19d.

Jurupa Valley requires its solid waste haulers to comply with Assembly Bill 341 (Chapter 476, Statutes of 2011), as amended by Senate Bill 1018, which became effective July 1, 2012 by providing the necessary education, outreach and monitoring programs and by processing the solid waste from the Jurupa Valley's commercial customers through its waste haulers' material recovery facility. The *JVGP EIR* concluded that with implementation of the JVGP policies, impacts regarding compliance with solid waste reduction statutes and regulations would be less than significant. (JVGP DEIR, pp. 4.17-13–4.17-14.)

For the reasons set forth in the preceding paragraphs, there would be no direct impacts regarding compliance with solid waste reduction statues and regulations and no new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

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

(Sources: Project Description; JVGP, JVGP EIR*, JVGP – Figure 8-10 − Wildfire Severity Zones in Jurupa Valley; CalFire)*

The Project Site is not located within or near a state responsibility area. As shown on JVGP Figure 8-10 Wildfire Severity Zones, the Project Site is not within any wildfire hazard severity zone.

20a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Direct Impacts

Less Than Significant Impact. Jurupa Valley has an Emergency Operations Plan (EOP) that addresses how the City would respond to emergency situations ranging from minor incidents to large-scale disasters. The plan addresses four primary phases of emergency operation including Preparedness, Response, Recovery, and Mitigation. (JVGP, p. 8-21.) The Jurupa Valley EOP does not identify evacuation routes. Lane closures may be required to construct the raw water pipeline. In the event a lane closure is needed for construction, RCSD would be required to obtain an encroachment permit from Jurupa Valley. Though compliance with conditions of the encroachment permit, the ability of emergency vehicles to pass through the raw water pipeline Alignment safely, efficiently, and quickly would not be limited. Therefore, impacts regarding substantially impairing an adopted emergency response plan or emergency evacuation plan would be less than significant. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

The JVGP Community Safety, Services, and Facilities Element policy CSSF 1.36, set forth in the response to Threshold 9a. addresses strengthening Jurupa Valley's Multi-Hazard Functional Plan. The Multi-Hazard Functional Plan addresses, among other things, debris clearance to maintain emergency access or regress and traffic and crowd control. (JVGP, pp. 8-21–8-22.). Additionally, the Mobility Element contains numerous goals, policies, and programs to help

assure Jurupa Valley has a safe and efficient road network, which will facilitate safe and efficient emergency travel. (JVGP DEIR, p. 4.8-25.) As stated in the Direct Impacts discussion above, the Jurupa Valley EOP identifies four primary phases of emergency operation including Preparedness, Response, Recovery, and Mitigation, but does not identify evacuation routes.

According to the *JVGP EIR*, as future development occurs in the future within the Jurupa Valley, additional traffic may create congestion on local streets and intersections to the degree that emergency response by local police and fire vehicles is delayed. This could be a significant impact if local roads and intersections are not planned to accommodate projected traffic. However, the JVGP Mobility Element contains numerous goals, policies, and programs to assure Jurupa Valley has a safe and efficient road network, which will facilitate safe and efficient emergency travel throughout the City. (JVGP DEIR, p. 4.8-24–4.8-25.)

The *JVGP EIR* concluded that implementation of JVGP policy CSSF 1.36 and compliance with the California Emergency Services Act would facilitate the protection of health and safety and preserve the live and property of Jurupa Valley residents and business. Impacts would be less than significant. (JVGP DEIR, p. 4.8-25.).

For the reasons set forth in the preceding paragraphs, direct impacts regarding substantially impairing an adopted emergency response plan or emergency evacuation plan would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the JVGP EIR.

20b. 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?

Direct Impacts

Less Than Significant Impact. The Project Site is relatively flat, not within a wildfire hazard severity zone, and surrounded by commercial and residential development; thus, wildfire risk is low. Construction of the Project would not entail grading that would create new or change existing slopes. Therefore, implementation of the proposed Project would not exacerbate wildfire risks. The Project facilities are small and uninhabitable. For these reasons, Project implementation would not result in an increased exposure to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Impacts would be less than significant and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

JVGP goal CSSF 1, set forth in the response to Threshold 7a.i, indicates Jurupa Valley is committed to minimizing risks from natural and manmade hazards. The JVGP Community Safety, Services, and Facilities Element includes policies intended to prevent fire through, design and construction (policy CSSF 1.23), reduction of wildfire hazards (policy CSSF 1.25), and brush clearance and education (policy 1.30) all of which are set forth in the response to Threshold 9g. The JVGP also includes the programs CSSF 1.1.9 through CSSF 1.1.11 regarding fire safety. (JVGP, pp. 8-19–8-20.)

Programs

CSSF 1.1.10 *CSSF 1.1.9 Fire Safety Planning. Conduct and implement long-range fire safety planning, including updating building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sectors.*

CSSF 1.1.10 *Fire Response Agreements. Review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the County Fire Protection Master Plan, to keep pace with development and to ensure that:*

1. *Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;*
2. *Fire flow requirements (water for fire protection) are consistent with Insurance Service Office (ISO) recommendations; and*
3. *The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development anticipated.*

CSSF 1.1.11 *Fire Safety Education. Work with the California Fire Safety Council, CAL Fire, FEMA and others to educate and promote fire safety practices.*

Jurupa Valley contains several areas within moderate, high, and very high fire severity zones that are located in state responsibility areas (SRAs). Isolated upland areas in the east-central portion of Jurupa Valley have a high fire danger. Future development within the very high fire hazard severity zones may expose people to the threat of wildland fires. The Santa Ana winds, which blow throughout Jurupa Valley, could disperse air contaminants, including smoke and ash, throughout the city. The *JVGP EIR* concluded with implementation of JVGP policies CSSF 1.24 through 1.30 and programs CSSF 1.1.9 through 1.1.11, potential wildland fire impacts would be less than significant. (JVGP DEIR, pp. 4.3-1, 4.8-25, 4.8-29.)

For the reasons set forth in the preceding paragraphs, direct impacts regarding expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would be less than significant. No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

20c. 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?

Direct Impacts

No Impact. Project implementation does not propose the installation or maintenance of roads, fuel breaks, emergency water sources, power lines, or other utilities. As discussed in response to Threshold 20b, implementation of the Project would not change the current level of fire risk

that exists within the area. There would be no impacts in this regard and no mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Implementation of the JVGP Mobility Element would result in the construction and maintenance of mobility corridors consisting of roads and trails for use by motor vehicles, bicycles, pedestrians, and equestrians throughout Jurupa Valley. Portions of these mobility corridors may pass through or adjacent to very high fire severity zones. The JVGP Land Use Map shows low density residential or open space uses in the very high fire severity zones, thus some infrastructure would be needed to serve those uses. However, through implementation of JVGP policies CSSF 1.24 through 1.30 and programs CSSF 1.1.9 through 1.1.11, impacts regarding exacerbation of the current level of fire risk would be less than significant. (JVGP DEIR, pp. 4.3-1, 4.8-25, 4.8-29.)

For the reasons set forth in the preceding paragraphs, there would be no direct, cumulatively considerable or reasonably foreseeable indirect impact from the installation or maintenance of infrastructure that would exacerbate fire risk.

20d. 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?

Direct Impacts

Less Than Significant Impact. As discussed in the responses to Threshold 10c and Threshold 7a.(iv) above, the proposed Project would not change existing drainage patterns and the Project Site is on relatively flat land. Also, as noted in the response to Threshold 20a. above, the Project Site is not in or near any of the Fire Hazard Severity Zones (Moderate, High, Very High) within the State Responsibility Area. For these reasons, impacts related to exposing people or structures to significant risk including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes related to flooding or landslide would not occur. No mitigation is required.

Potential Reasonably Foreseeable Indirect Impacts

Future development permitted by the JVGP in the Jurupa Mountains and Pedley Mountains, may expose people or structures to post-fire landslides. However, as discussed in the response to Threshold 7a.iv, the Jurupa Valley building code establishes specific site investigation requirements for hillside development to reduce risks from landslides, rock falls, and debris flows. (JVGP DEIR, p. 4.6-27.) Additionally, the JVGP includes goal CSSF 1 set forth in the response to Threshold 7a.i and policy CSSF 1.5 set forth in the response to Threshold 7a.iv to reduce impacts regarding landslide risks

The *JVGP EIR* concluded implementation of the JVGP goals and policies as future development occurs within steep slopes and hillside areas, along with compliance with the latest building codes would help ensure potential impacts from landslides, rock falls and debris flows within Jurupa Valley would be less than significant. (JVGP DEIR, pp. 4.6-27–4.6-28.)

For the reasons set forth in the preceding paragraphs, there would be no direct, cumulative, or reasonably foreseeable impacts regarding the exposure of 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.

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

(Sources: Above Environmental Checklist; BRTM, CRIR*)*

21a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Direct Impacts

Less Than Significant With Mitigation Incorporated.

Potential to Degrade Quality of Environment: Implementation of the proposed Project would not have the potential to degrade the quality of the environment. As indicated in the foregoing analysis, either no impacts, less than significant impacts, or less than significant impacts with mitigation incorporated would occur with regard to each of the environmental issues analyzed in this Initial Study.

Potential to Impact Biological Resources*:* As discussed in in the responses to Threshold 4, Biological Resources, implementation of the proposed Project would not:

- substantially reduce the habitat of a fish or wildlife species;
- cause a fish or wildlife population to drop below self-sustaining levels; or
- threaten to eliminate a plant or animal community.

The results of the *NEPA Biological Resources Technical Memorandum* and the analysis in response to Threshold 4a indicate that with implementation of mitigation measure **MM BIO 1**, impacts to biological resources would be less than significant.

Potential to Eliminate Important Examples of the Major Periods of California History or Prehistory: The results of the *Cultural Resource Inventory Report for the Rubidoux Community Service District's Well 25 Project* and the analysis in responses to Thresholds 5a and 5b, indicate no historic-period built environmental resources are present within or adjacent to the Project Site. Therefore, Project implementation is not anticipated to eliminate an important example of California History. Although there is a low potential for an inadvertent discovery of significant cultural resources on the Project Site, with implementation of mitigation measure **MM CR 1**, potential impacts regarding the elimination of important examples of California History or Prehistory would be less than significant.

Potentially Foreseeable Indirect Impacts

Potential to Degrade Quality of Environment

As indicated in the analysis in the *JVGP EIR*, implementation of the JVGP would result in no impacts, less than significant impacts, or less than significant impacts with mitigation to the following environmental issues: aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, and utilities and services systems, The *JVGP EIR* concluded that implementation of the JVGP would result in significant and unavoidable impacts to agricultural resources (refer to the discussion in Threshold 2), air quality (refer to the discussion in Threshold 3), noise (refer to the discussion in Threshold 13a), and transportation. (JVGP DEIR, pp, 1-6–1-16.). The impacts to transportation were regarding level of service (LOS), which is no longer considered a significance threshold for CEQA purposes. These are significant and unavoidable impacts related to buildout of the JVGP. These are not direct significant impacts resulting from the proposed Project.

Potential to Impact Biological Resources

As discussed in in the responses to Threshold 4, Biological Resources, implementation of the JVGP would not:

- substantially reduce the habitat of a fish or wildlife species;
- cause a fish or wildlife population to drop below self-sustaining levels; or
- threaten to eliminate a plant or animal community..

Potential to Eliminate Important Examples of the Major Periods of California History or Prehistory

Regarding the potential to eliminate important periods of California History or Prehistory resulting from buildout per the JVGP, refer to the responses to Threshold 5 and Threshold 18.

For the reasons set forth in the analysis in this Initial Study, the proposed Project would not 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.

21b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. Project implementation would provide RCSD with access to water for customers served by RCSD's Atkinson PZ (**Figure 2 – Water System Pressure Zones**). The proposed Project is consistent with local and regional plans, and the Project's mitigated air quality emissions do not exceed established thresholds of significance. The Project adheres to all other land use plans and policies within RCSD's service area, and would not increase VMTs within RCSD's service area. As discussed previously in this Initial Study, the Project is identified in RCSD's 2*020 UWMP,* which was based on the General Plan Land Use Plans for the portion of Jurupa Valley within RCSD's service area and updated information provided by the Jurupa Valley Planning Department in 2021. (UWMP, p. 3 24 – 3-26.) The Project is not considered growth-inducing as defined by *CEQA Guidelines* Section 15126.2(d) and would not induce, either directly or indirectly, population and/or housing growth beyond what is envisioned by the Jurupa Valley General Plan and updated information provided by the Jurupa Valley Planning Departments during preparation of the *2020 UWMP*. Therefore, the Project would not directly contribute to a cumulatively considerable impact. Direct impacts would be less than significant and no mitigation is required.

Potentially Foreseeable Indirect Impacts

The *JVGP EIR* concluded buildout of Jurupa Valley with rural and suburban land uses would contribute to the following significant cumulative impacts. (JVGP DEIR, p. 5-1.)

- Cumulative loss of agricultural activities and resources within western Riverside County due to the conversion of agricultural land to rural and suburban land uses.
- Cumulative air quality impacts from long-term emissions from future development.
- Cumulative noise increases sourced from new development-related traffic increases on local roads.

These cumulative impacts are related to buildout of the JVGP. These are not direct significant impacts resulting from the proposed Project and the proposed Project does not make a cumulatively considerable contribution to any of these impacts.

No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

21c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant With Mitigation Incorporated. Effects on human beings were evaluated as part of the aesthetics, air quality, cultural resources as it relates to human remains, geology and soils, GHGs, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation, and utilities and service systems sections in this Initial Study. All direct impacts would be less than significant or less

than significant with implementation of mitigation measures **MM BIO 1, MM CR 1, MM CR 2, MM CR 3, MM GEO 1, MM TCR 1** and **MM TCR 2**.

Potentially Foreseeable Indirect Impacts

As discussed in the response to Threshold 21b, buildout per the JVGP would result in significant and unavoidable cumulative impacts to air quality and noise, which would expose residents in Jurupa Valley to air quality emissions in excess of SCAQMD standards and noise levels in excess of Jurupa Valley standards, These are not direct impacts resulting from the proposed Project and the proposed Project does not make a cumulatively considerable contribution to these impacts. All other issues that could affect human beings were determined to be less than significant or less than significant with mitigation.

No new reasonably foreseeable indirect or cumulative impacts would occur beyond those previously studied and disclosed in the *JVGP EIR*.

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