

INITIAL STUDY

Lewis Retail and Civic Center

(Project No. PLN17-20015)

and

AI's Corner (Project No. PLN17-20029)

Lead Agency:



CITY OF EASTVALE
Planning Department
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

October 10, 2017

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I. INTRODUCTION AND PROJECT DESCRIPTION

A. PURPOSE AND PROJECT OVERVIEW

The City of Eastvale is processing two proposed projects with the following entitlements:

- Lewis Retail and Civic Center (Project No. PLN17-20015) – General Plan Amendment, Change of Zone, and Tentative Parcel Map
- Al's Corner (Project No. PLN17-200029) – General Plan Amendment

The regional and local vicinity of Site 1 and Site 2 are shown in **Figures 1** and **2**, respectively.

Lewis Retail & Civic Center – Project No. PLN17-20015 (Site 1)

The Lewis Retail and Civic Center project proposes a General Plan Amendment and a Change of Zone for the potential development of commercial and civic uses on a 23-acre site. The General Plan Amendment would modify the land use designation from Medium Density Residential to Commercial Retail (see **Figures 3** and **4**). The Change of Zone would modify the zoning from Rural Residential (R-R) and Watercourse, Watershed, and Conservation Area (W-1) to General Commercial (C-1/C-P) (see **Figures 5** and **6**). A Tentative Parcel Map is also proposed to subdivide the existing two parcels into a total of eight parcels and one right-of-way parcel for future development.

Al's Corner General Plan Amendment – Project No. PLN17-20029 (Site 2)

The City is proposing to amend the General Plan land use designation on an approximately 1.38-acre City-owned parcel, known as "Al's Corner." The Al's Corner site is currently designated Medium Density Residential on the General Plan land use map and is zoned General Commercial (C-1/C-P). The proposed General Plan Amendment would change the land use designation to Commercial Retail (see **Figures 3** and **4**), which would bring the General Plan land use designation and zoning into conformance.

This Initial Study has been prepared pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections, Title 14, 15000 et seq.).

B. PROJECT LOCATION AND DESCRIPTION OF SURROUNDING AREA

Site 1 is located east of Hamner Avenue at the terminus of Schleisman Road, approximately 3 miles west of Interstate 15 (I-15) in the southeastern portion of Eastvale on two parcels identified as Assessor's Parcel Numbers (APN) 152-060-002 and 152-060-003. The site is located in Section 31, Township 2 South, Range 4 West of the Corona North quadrangle.

Site 1 is bounded by residential neighborhoods to the north and east, a sports complex (Silverlakes Sports Complex) to the south, and Hamner Avenue to the west (see **Figure 7**). The residential neighborhoods include single-story and two-story homes and associated improvements including sidewalks, street lighting, and ornamental landscaping. Site 1 previously, and currently, house a plant nursery with supporting structures (i.e., storage buildings, homes, and retail), row crops, and a storage yard (Michael Baker International 2017).

Site 2 is an approximately 1.38-acre City-owned parcel consisting of vacant land located at the southwest corner of Hamner Avenue and Riverboat Drive, identified as Assessor's Parcel Numbers (APN) 152-350-010 and 152-350-011. Riverboat Drive and commercial development are located to the north, Riverside County Fire Department Fire Station 27 to the south, Hamner Avenue and residential development beyond to the east, and residential development to the west. The regional and local vicinity of Site 2 are shown in **Figures 1 and 2**, respectively. The property was previously occupied by a bar/restaurant building, a residence, and a barn storage area. All of the structures were removed and the site was cleared approximately ten years ago.

C. PROJECT DESCRIPTION

While no specific development plan has been proposed regarding the two projects further described below, the environmental analysis will focus on the potential development that would be facilitated by the entitlements being processed (general plan amendment, etc.), in addition to assumptions about reasonably foreseeable future uses.

Lewis Retail & Civic Center – Project No. PLN17-20015 (Site 1)

The Lewis Retail project would cover approximately 23 gross acres located east of Hamner Avenue at the terminus of Schleisman Road. After street dedications (Hamner Avenue and Schleisman Road), the project site would measure approximately 21.48 acres net. The project site is currently designated Medium Density Residential on the General Plan land use map and is zoned Watercourse, Watershed, and Conservation Area (W-1) and Rural Residential (R-R).

The applicant, Lewis Retail, proposes to change the General Plan land use designation and zoning to allow retail development on the entire site except that a portion of the site would be used for a future civic center. Approximately 7.44 acres would be developed with a government office (city hall) and public library. A Tentative Parcel Map is also proposed to subdivide the existing two parcels into a total of eight lots for future development. Approximately 14 acres would be developed with commercial buildings for various fast-food restaurants, medical offices, a gas station, a coffee shop, and a hotel.

For the purposes of the environmental analysis (including traffic, noise, and air quality technical studies), the following uses have been assumed. These uses are intended to reflect a likely development scenario and to include certain worst-case uses (e.g., gas station and drive-through). No specific development proposal has been submitted to the City. Opening year would be 2019.

Use	Size (square feet)
Gas station featuring 8 pumps and a market	-
Restaurant: drive-through	3,500
drive-through coffee shop	2,000
sit-down	6,000
sit-down	4,000
Retail	4,000
Medical office	10,000
Hotel featuring 130 rooms	74,800
Civic uses: government office	40,000
public library	25,000

The future development of the site would require the following improvements:

- Installation of a 36-inch storm drain line on Hamner Avenue that would connect from the existing storm drain at the intersection of Hamner Avenue and Riverboat Drive to the intersection of Hamner Avenue and Schleisman Road
- Half-width improvement of the site's Hamner Avenue frontage to the ultimate right-of-way

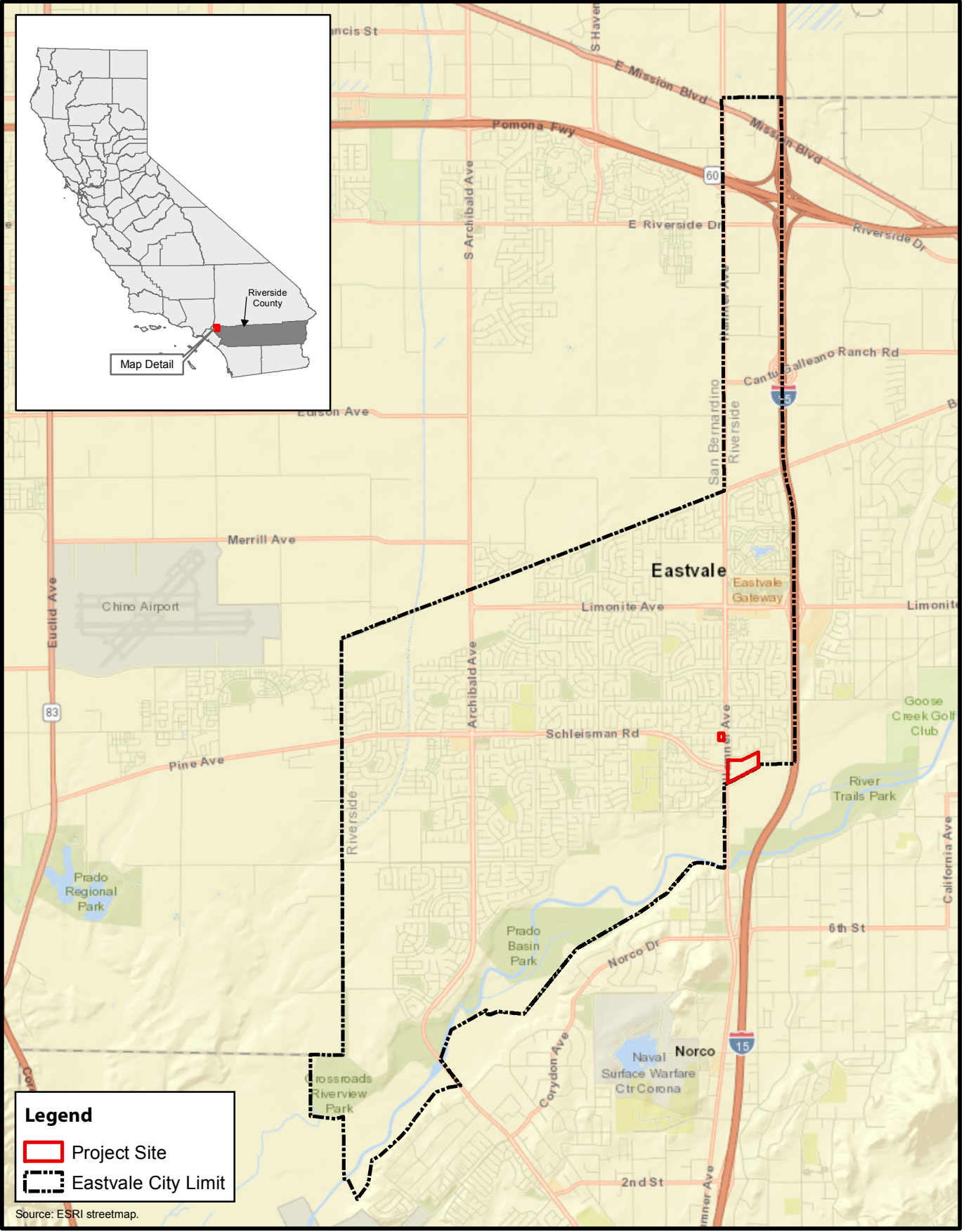
Al's Corner General Plan Amendment – Project No. PLN17-20029 (Site 2)

The City proposes a General Plan Amendment to change the land use designation on the approximately 1.38-acre City-owned parcel from Medium Density Residential to Commercial Retail. The Al's Corner site is currently zoned General Commercial (C-1/C-P). The proposed General Plan Amendment, if approved, would bring the General Plan land use designation and zoning into conformance.

No specific site layout or architectural design is currently proposed. For purposes of environmental review, development of Site 2 is assumed to include a 16-pump gas station with market and car wash.

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Legend

-  Project Site
-  Eastvale City Limit

Source: ESRI streetmap.

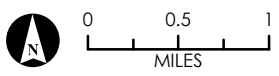


FIGURE 1
Regional Location

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Legend
Project Site
Eastvale City Limit

Source: Riverside County (2016), ESRI.

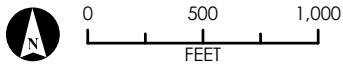


FIGURE 2
Project Location

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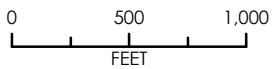
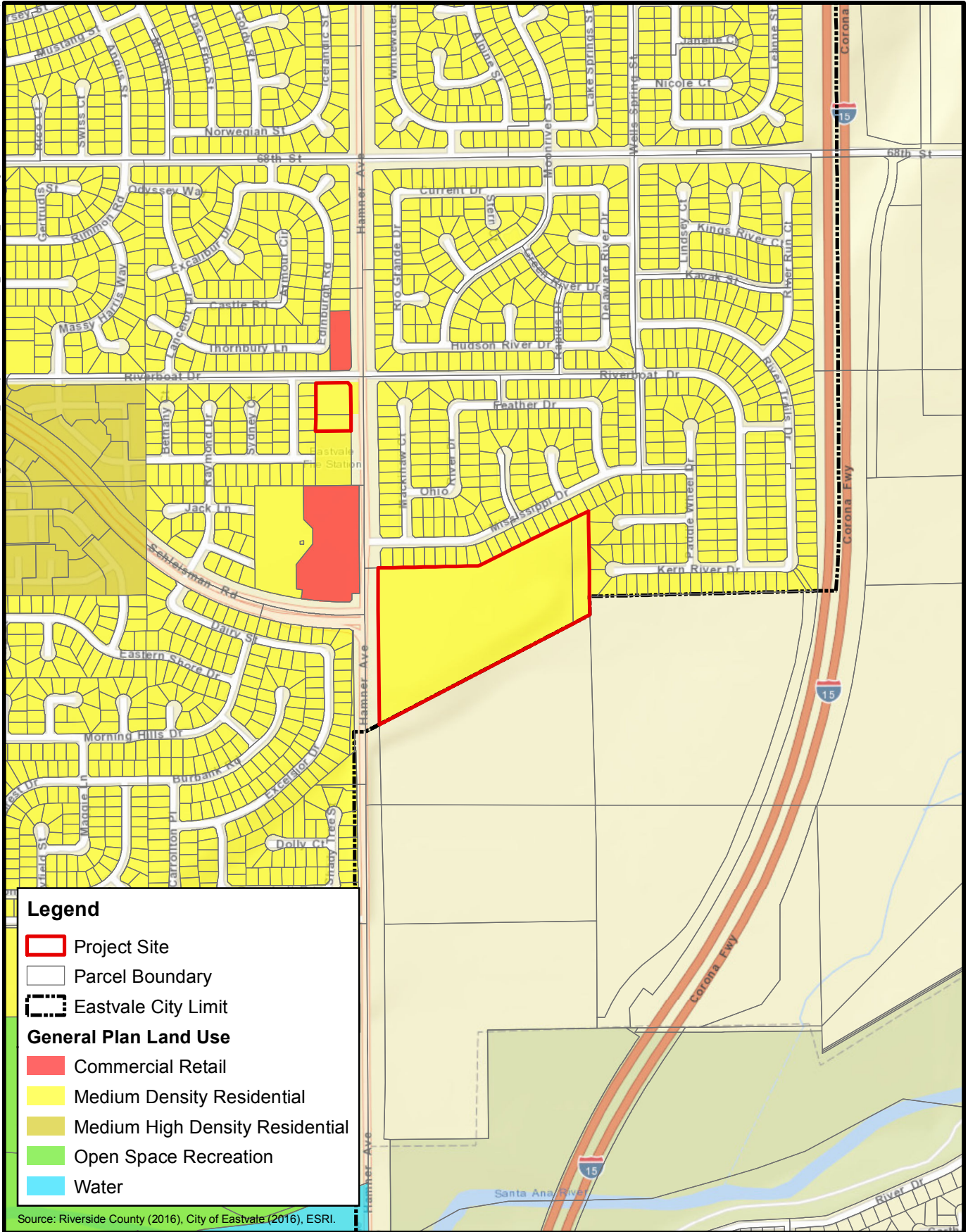


FIGURE 3
Existing General Plan Land Use

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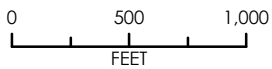
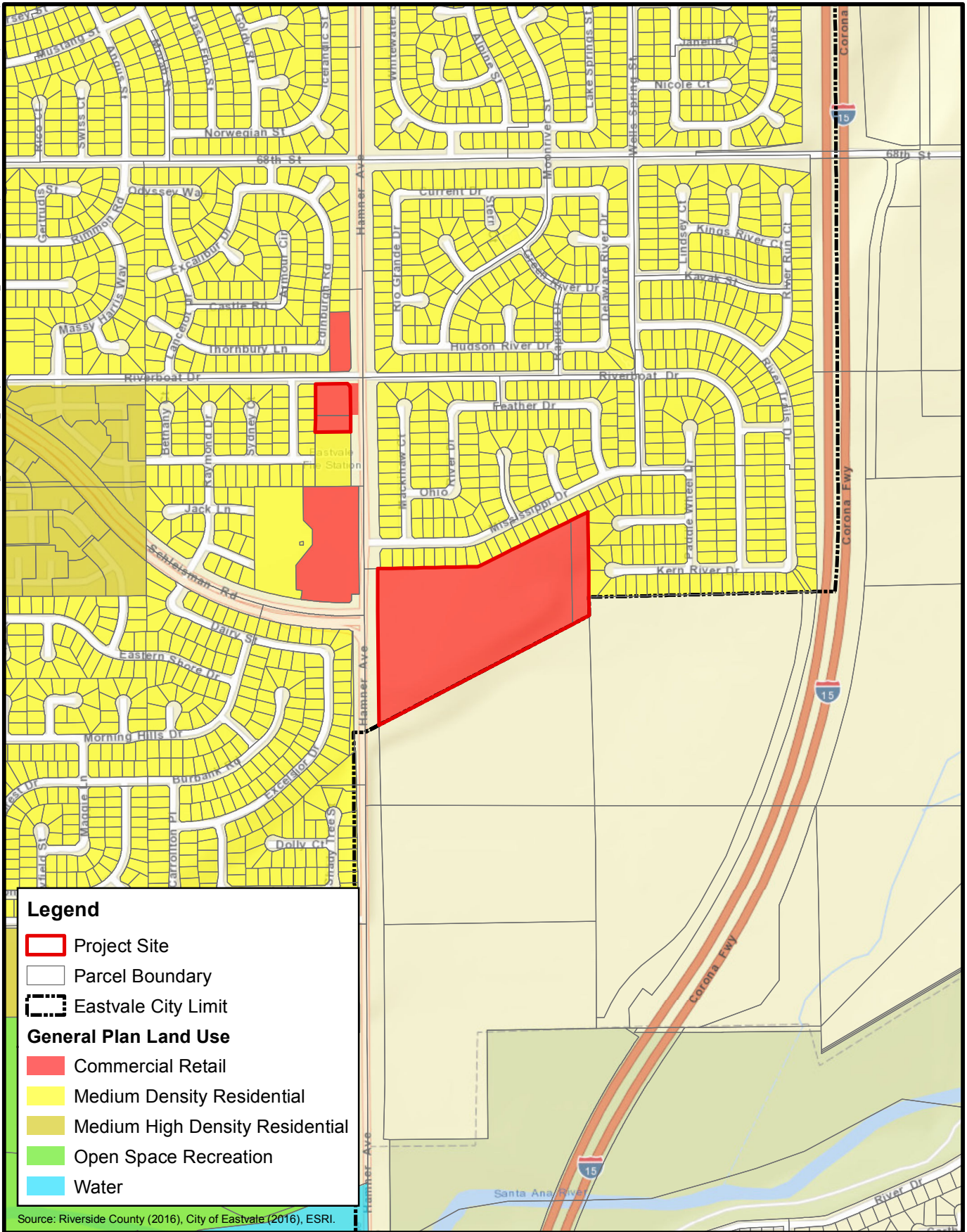


FIGURE 4
Proposed General Plan Land Use

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Legend

- Project Site
- Parcel Boundary
- Eastvale City Limit

Zoning Districts

- A-2-5 - Heavy Agriculture
- C-1/C-P - General Commercial
- PRD - Planned Residential Developments
- R-1 - One-Family Dwellings
- R-3 - General Residential
- R-R - Rural Residential
- W-1 - Watercourse/Watershed/Conservation

Source: Riverside County (2016), City of Eastvale (2016), ESRI.

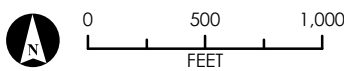
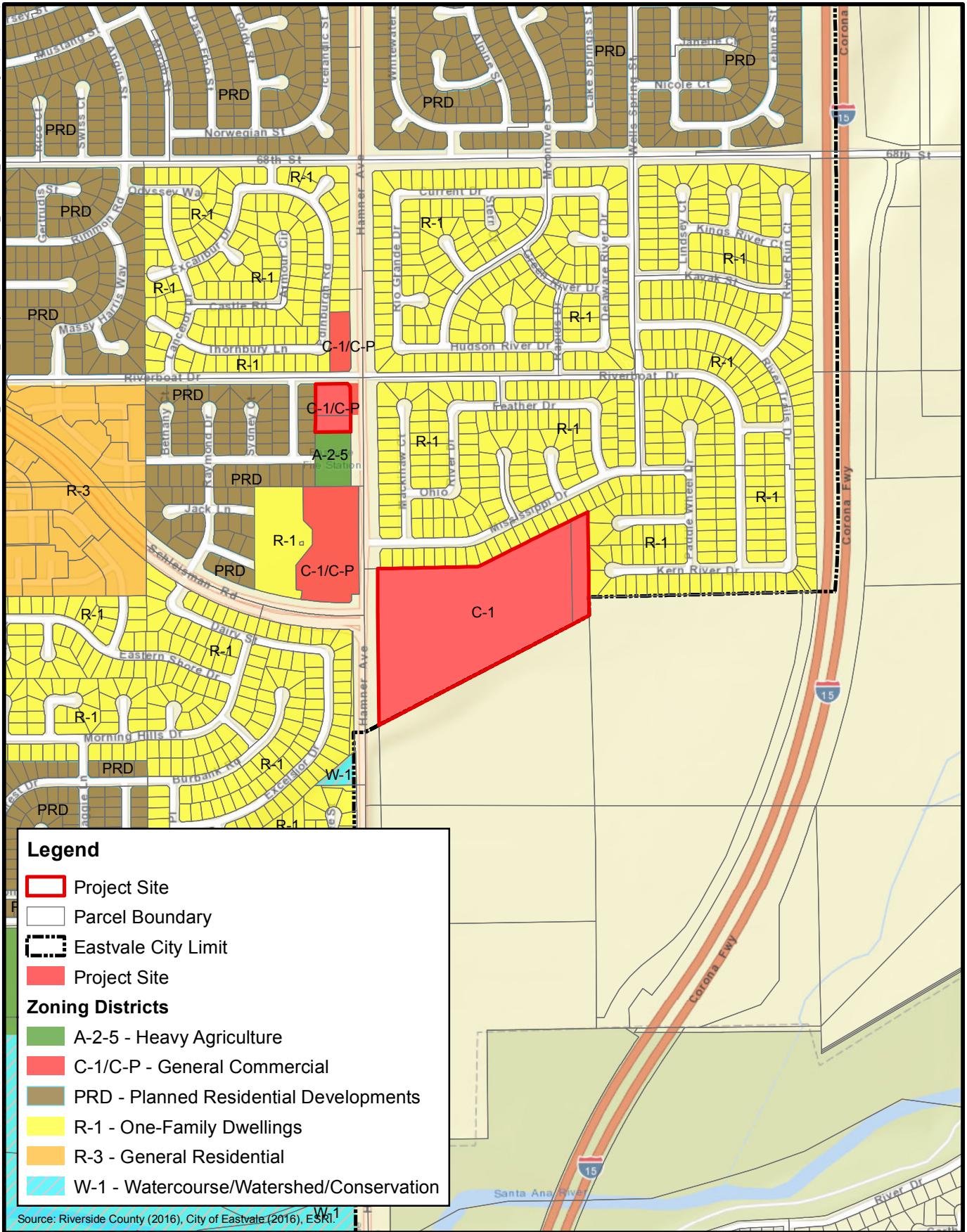


FIGURE 5
Existing Zoning Districts

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Legend

- Project Site
- Parcel Boundary
- Eastvale City Limit
- Project Site

Zoning Districts

- A-2-5 - Heavy Agriculture
- C-1/C-P - General Commercial
- PRD - Planned Residential Developments
- R-1 - One-Family Dwellings
- R-3 - General Residential
- W-1 - Watercourse/Watershed/Conservation

Source: Riverside County (2016), City of Eastvale (2016), ESRI

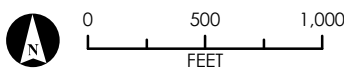


FIGURE 6
Proposed Zoning Districts

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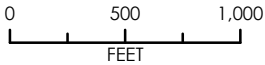
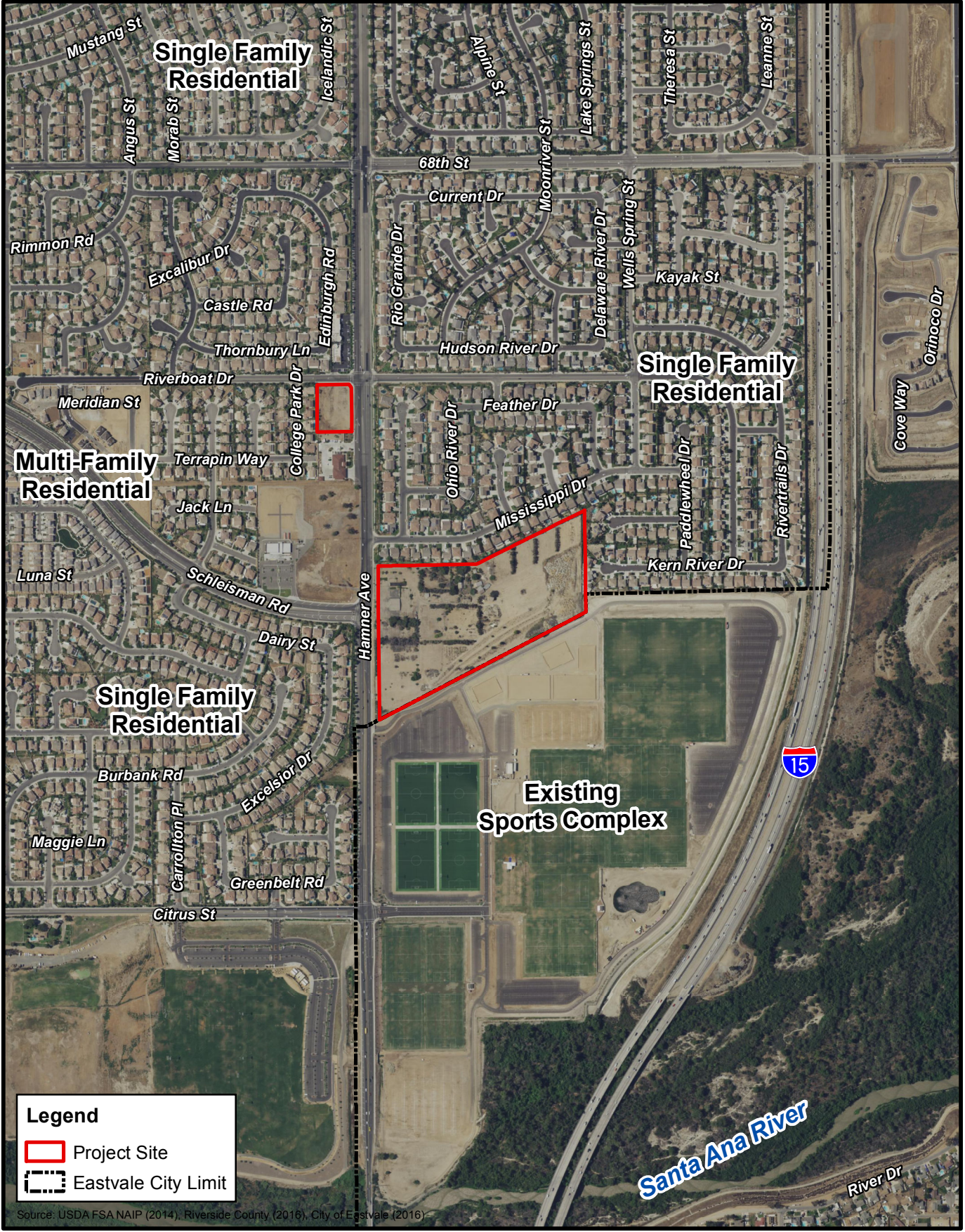


FIGURE 7
Aerial Photo

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II. ENVIRONMENTAL SETTING

A. REGULATORY SETTING

The Eastvale General Plan was adopted in 2012 and can be found on the City's website at <http://www.eastvaleca.gov/city-hall/planning/general-plan>. As described previously, the General Plan land use designation for the both project sites are Medium Density Residential (2-5 dwelling units per acre) but are being proposed to amend to General Commercial, which allows the development of commercial retail uses at a neighborhood, community, and regional level, as well as professional office and visitor-oriented commercial uses. The allowed floor area ratio (FAR) for this land use designation is 0.20 to 0.35.

The City's Zoning Code was adopted in 2013 and can be found on the City's website at www.eastvaleca.gov. Site 1, is zoned Watercourse, Watershed, and Conservation Areas (W-1), which allows for preservation of land and Rural Residential (R-R), which allows single-family dwellings or agriculture land. The proposed zoning for the Site 1 would change to General Commercial (C-1/C-P) which allows numerous commercial uses including grocery stores, tire sales and service operations, banks and financial institutions, restaurants, including fast-food restaurants with drive-through operations, and small-scale retail uses. Site 2, is zoned for General Commercial (C-1/C-P) which would also support the above referenced uses.

B. PHYSICAL SETTING

Site 1 is approximately 23-acre irregular shaped parcel developed with a single-family residence, a commercial sales office, three garage buildings, a maintenance shop, multiple storage sheds, dilapidated greenhouses, and an empty below-ground pool (Converse Consultants 2017). The western portion of Site 1 consists of mostly older alluvium, lake, playa, and terrace deposits, while the eastern portion of the property is underlain by mostly non-marine unconsolidated and semi-consolidated alluvium, lake, playa, and terrace deposits.

Site 2 is approximately 1.4 acres of undeveloped land, consisting of two parcels. The subject property is square in shape and comprises vacant, gently sloping land that rises from south to north. Site 2 consists of soils in the Hanford Series, which are well-drained soils, developed in alluvium and made up of granitic materials (EEI 2007a).

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III. ENVIRONMENTAL CHECKLIST FORM**A. PROJECT INFORMATION**

- | | |
|---|---|
| 1. Project Title | General Plan Amendment and Change of Zone for Commercial Uses for Lewis Retail at Polopolus Property (PLN17-20015); and Al's Corner General Plan Amendment (PLN17-20029) |
| 2. Lead Agency Name and Address | City of Eastvale. Planning Department
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752 |
| 3. Contact Person and Phone Number | Eric Norris; (530) 574-4875 |
| 4. Project Location | Site 1: 7270 Hamner Avenue; north of Silverlakes Sports Complex and east of Hamner Avenue (APNs 152-060-002 and -003);
Site 2: southwest corner of Hamner Avenue and Riverboat Drive (APNs 152-350-010 and -011) |
| 5. Project Sponsor Name and Address | Lewis Development, LLC (Site1)
1156 North Mountain Avenue
Upland, CA 91786

City of Eastvale (Site 2) |
| 6. General Plan Designation Existing | Sites 1 and 2: Medium Density Residential (MDR) |
| General Plan Designation Proposed | Site 1 and 2: Commercial Retail (CR) |
| 7. Zoning Existing | Site 1: Watercourse, Watershed, and Conservation Area (W-1) and Rural Residential (R-R)
Site 2: General Commercial (C-1/C-P) |
| Zoning Proposed | Site 1: General Commercial (C-1/C-P) |
| 8. Description of Project | Site 1: Lewis Retail proposes a General Plan Amendment to change the General Plan land use designation from Medium Density Residential to Commercial Retail and a Change of Zone to change the zoning from Watercourse, Watershed, and Conservation Area (W-1) and Rural Residential (R-R) to General Commercial (C-1/C-P). A Tentative Parcel Map is proposed to subdivide the site into eight commercial parcels and one right-of-way parcel.

Site 2: The City is proposing a General Plan Amendment to change the General Plan land use designation from Medium Density Residential to Commercial Retail. No specific site layout or architectural design is proposed at this time. |

9. Surrounding Land Use Designations and Zoning

North	<u>Land Use Designation</u>	Site 1: Medium Density Residential (MDR) Site 2: Medium Density Residential (MDR) and Commercial Retail (CR)
	<u>Zoning</u>	Site 1: One-Family Dwellings (R-1) Site 2: General Commercial (C-1/C-P)
East	<u>Land Use Designation</u>	Site 1: Medium Density Residential (MDR) Site 2: Medium Density Residential (MDR)
	<u>Zoning</u>	Site 1: One-Family Dwellings (R-1) Site 2: One-Family Dwellings (R-1)
South	<u>Land Use Designation</u>	Site 1: Open Space (OS) – City of Norco Site 2: Medium Density Residential (MDR)
	<u>Zoning</u>	Site 1: Open Space (OS) – City of Norco Site 2: General Commercial (C-1/C-P) and Heavy Agriculture (A-2-5)
West	<u>Land Use Designation</u>	Site 1: Medium Density Residential (MDR) and Commercial Retail (CR) Site 2: Medium Density Residential (MDR)
	<u>Zoning</u>	Site 1: One-Family Dwellings (R-1) and General Commercial (C-1/C-P) Site 2: Planned Residential Development (PRD)

10. Other Required Public Agency Approval

- Jurupa Community Service Department – water and wastewater connections
- State Water Resources Control Board – NPDES Construction General Permit

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City has established a Tribal Historic Preservation Office (THPO) contact list pursuant to Public Resources code section 21080.3. In early October 2017, the City distributed letters to applicable THPOs on the City’s contact list, providing initial information about the project, and inviting consultation.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact requiring mitigation to be reduced to a level that is less than significant as indicated in the checklist on the following pages.

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

C. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find 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.
- I find 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.

City Representative



Signature

Eric Norris, Planning Director

October 5, 2017

Date

IV. ENVIRONMENTAL ANALYSIS

1. AESTHETICS					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposed 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)	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

DISCUSSION

1(a) *Have a substantial adverse effect on a scenic vista?* **Determination: No Impact.**

Scenic vistas include natural features such as topography, watercourses, rock outcroppings, natural vegetation, and historic buildings. The area surrounding both project sites is fully developed with suburban residential uses. Neither the project sites nor the surrounding areas contain any unique visual features that could represent a scenic vista. Furthermore, there are no scenic vistas identified in the General Plan on or near the project sites. Significant scenic resources in the region include the Santa Ana River and the Santa Ana Mountains. The project site is located over 4 miles from the river and because Eastvale is essentially flat, the proposed project would have no potential to obscure views of either the river or the mountains from other properties. There would be no impact.

1(b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **Determination: No Impact.**

The two project sites are not located in the vicinity of any highways that have been officially designated or are eligible for official designation as state scenic highway (Caltrans 2017). The nearest scenic highway to the project sites is State Route (SR) 71, which is located approximately 13 miles southwest of Sites 1 and 2. In addition, the project sites do not include any scenic resources such as trees, rock outcroppings, or historic buildings. There would be no impact to scenic resources or highways.

1(c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **Determination: Less Than Significant Impact.**

Site 1 is characterized by disturbed land cover and consists of ornamental/landscaped plant species associated with the existing (now closed) plant nursery and surrounding residential developments, and ruderal plant species in the vacant portions of the project site (Michael Baker International 2017). Site 2 consists includes areas of vacant land with ruderal plants (Google Earth 2017). Additionally, the two sites are surrounded by suburban development and if approved, would be designated for commercial retail development.

Proposed for Site 1 is a change of the land use designation to Commercial Retail and a change of the zoning to General Commercial (C-1/C-P), which would support the proposed commercial retail development. The City proposes to change Site 2 to a General Plan land use designation of Commercial Retail to achieve conformance with the existing zoning of General Commercial (C-1/C-P). Site layouts or architectural plans have not been submitted to the City for either site; therefore, the commercial developments were conceptually reviewed. Although the conceptual commercial retail development projects would substantially change the existing character of the sites from vacant land to commercial retail development, they would be a logical extension of, and visually compatible with existing commercial development in the vicinity. Furthermore, the projects would be subject to the Eastvale Design Standards and Guidelines, which would ensure that the developments exhibit high quality, visually appealing architecture, building materials, color palette, and landscaping and visually screened parking areas, loading docks, storage areas, utilities, and rooftop equipment. Therefore, the proposed projects would not substantially degrade the visual character or quality of the project sites.

*1(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Determination: Less Than Significant Impact.***

The Project sites are currently vacant and do not generate any light or glare. Site 2 is located near existing pole-mounted streetlights on the northwest corner of Hamner Avenue and Riverboat Drive. There are existing pole-mounted streetlights located near Site 1 on Hamner Avenue and Schleisman Road. Future commercial retail development would include exterior lighting commonly associated with a retail center, including pole-mounted parking lot lighting, light visible through building windows and doors, vehicle headlights, and illuminated signage. In addition, reflective building materials (such as window glass) and vehicle windshields could create sources of daytime glare. These would each represent a new source of light or glare in the area.

The proposed commercial retail developments would be subject to the standards contained in Eastvale Zoning Code Section 5.5, Outdoor Lighting. This section requires that all outdoor lighting fixtures for commercial use undergo development review approval by the City. All outdoor lighting must be fully shielded and/or recessed and directed downward to reduce light trespass to adjoining properties. All lighting must be designated to illuminate at the minimum level necessary for safety and security. Additionally, the height of all pole-mounted lighting fixtures would be limited based on proximity to residential uses. Compliance with these existing City lighting standards would reduce the potential for light and glare to affect adjacent uses and the nighttime sky to a less than significant level.

MITIGATION MEASURES

None required.

2. AGRICULTURE AND FORESTRY RESOURCES					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</p> <p>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 proposed project:</p>					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c)	Conflict with existing zoning for, or cause rezoning of, forestland (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 forestland or conversion of forestland 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 nonagricultural use or conversion of forestland to non-forest use?				✓

DISCUSSION

2(a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?* **Determination: No Impact.**

The Sites are designated by the Farmland Mapping and Monitoring Program (DOC 2016) as Urban and Built-Up Land. Therefore, implementation of the proposed project would not result in the

conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, there would be no impact.

2(b,c) Conflict with existing zoning for agricultural use, or a Williamson Act contract? Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? **Determination: No Impact.**

Site 1 is proposed for a change in zoning from Watercourse, Watershed, and Conservation Area (W-1) and Rural Residential (R-R) to General Commercial (C-1/C-P); Site 2 is zoned General Commercial (C-1/C-P). If the zoning is approved, no agricultural or forestry uses could be conducted on the project sites. Additionally, the sites are not subject to a Williamson Act contract and do not meet the definition of forestland or timberland. Therefore, the proposed project would not conflict with zoning for agricultural or forestry use or a Williamson Act contract, and there would be no impact.

2(d) Result in the loss of forestland or conversion of forestland to non-forest use? **Determination: No Impact.**

The Project Sites are surrounded by suburban development. The sites have sparse growth of a variety of ornamental tree species. As such, they do not meet the definition of forestland as defined in Public Resources Code Section 12220(g). Therefore, implementation of the proposed project would not result in the loss or conversion of any forestland. There would be no impact.

2(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use? **Determination: No Impact.**

The future commercial development would have no effect on farmland or forestland elsewhere in the city. There would be no impact.

MITIGATION MEASURES

None required.

3. AIR QUALITY					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d)	Expose sensitive receptors to substantial pollutant concentrations?	✓			
e)	Create objectionable odors affecting a substantial number of people?	✓			

DISCUSSION

3(a) Conflict with or obstruct implementation of the applicable Air Quality Management Plan or Congestion Management Plan? **Determination: Potentially Significant Impact.**

The project site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone (O₃), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5})). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health.

The SCAQMD *CEQA Air Quality Handbook* (SCAQMD 1993, 2015), as supplemented in March 2015, sets forth quantitative emission significance thresholds below which a Project would not have a significant impact on ambient air quality (SCAQMD 2015). Future construction and operation of municipal and commercial uses would result in construction and operation related air pollutant emissions. The project has the potential to produce emissions that exceed AQMD thresholds, and thus potentially conflict with regional air quality plan. Therefore, impacts are potentially significant, and this topic will be further evaluated in an EIR.

- 3(b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* **Determination: Potentially Significant Impact.**

As discussed previously, the project sites are located in the SoCAB. State and federal air quality standards are often exceeded in many parts of the basin. Based on preliminary analysis, the project has the potential to exceed AQMD short-term construction-period and long-term operational-period air quality thresholds and could potentially result in significant air quality impacts. A project specific air quality analysis will be conducted to further analyze potential air quality impacts. This topic will further be evaluated in an EIR.

- 3(c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **Determination Potentially Significant Impact.**

As discussed in b) above, construction and operation of the project would have the potential to exceed SCAQMD thresholds. The project's potential to produce cumulatively considerable air pollutants will be further evaluated in an EIR.

- 3(d) *Expose sensitive receptors to substantial pollutant concentrations?* **Determination: Potentially Significant Impact.**

Sensitive receptors near the project sites include residences, schools, a church, and parks. The project sites are near residences. Nearby schools include the Eastvale Elementary School, River Heights Intermediate, and Eleanor Roosevelt High School, all within 1 mile of the project sites. The New Day Christian Church is located approximately 200 yards just west of Site 1, across Hamner Avenue. The Silverlakes Sports Complex is located just to the south of Site 1, while the Eastvale Community Park is located approximately 0.5 miles southwest.

Construction activities associated with the proposed project would result in temporary sources of fugitive dust and construction vehicle emissions. Long-term operation of the project would result in daily vehicular trips that would generate local emissions that could expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors will be further evaluated in an EIR.

- 3(e) *Create objectionable odors affecting a substantial number of people?* **Determination: Potentially Significant Impact.**

The projects have the potential to create objectional odors associated with future construction, and operation of fuel stations and restaurants. The project's potential to create objectionable odors will be further evaluated in an EIR.

4. BIOLOGICAL RESOURCES					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US 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 Wildlife or US Fish and Wildlife Service?				✓
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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?			✓	

DISCUSSION

A habitat assessment and a habitat conservation plan consistency analysis, including a literature review and site visit, was conducted for Site 1 and the results summarized in a Technical Report (Baker 2017). Based on the proposed project footprint, and with the implementation of a pre-construction burrowing owl and nesting bird clearance survey, none of the special-status plant species, special-status plant communities, or special-status wildlife known to occur in the project vicinity would be directly or indirectly impacted from implementation of the project at Site 1.

Site 2 has been regularly cleared of weeds and debris for more than ten years; as a result, there are no biological resources associated with the site. Therefore, there are no biological considerations associated

with Site 2 and impacts to this site will not be further discussed.

Therefore, the habitat assessment determined that this project will have “a less than significant effect” on federally, State, or MSHCP listed species known to occur in the general vicinity of the project site. Additionally, the project will have a less than significant impact on designated Critical Habitats.

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

Determination: Less than Significant Impact with Mitigation incorporated.

The CNDDDB and CNPS identified eleven (11) special-status plant species, twenty-eight (28) special status wildlife species, and seven (7) special-status plant communities as having potential to occur within the project vicinity. Special-status plant and wildlife species were evaluated for their potential to occur within Site 1 boundaries based on habitat requirements, availability and quality of suitable habitat, and known distributions.

None of the eleven special-status plant and wildlife were observed on-site during the habitat assessment (Baker 2017). The project site has been heavily disturbed from existing land uses (i.e., plant nursery and storage yard). Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that Site 2 does not provide suitable habitat for any of the special-status plant species, plant communities, or wildlife species known to occur in the area.

Project development would include the conversion of disturbed land and ornamental trees to commercial-mixed uses. No burrowing owls or sign (i.e., pellets, feathers, castings, or white wash) were observed during two field surveys. The existing ornamental trees surrounding the project site decrease the likelihood that burrowing owls occur on the project site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk [*Buteo jamaicensis*]) that prey on burrowing owls. Based on this information, the habitat assessment concludes that burrowing owls are absent from the project site and focused surveys are not required. However, a burrowing owl pre-construction survey or vegetation removal prior to ground disturbance is recommended.

No active nests or birds displaying nesting behavior were observed during the field survey. Although heavily disturbed, the project site and surrounding area provides foraging and nesting habitat for a variety of year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area. The project site also has the potential to support birds that nest on the open ground, such as killdeer. Impacts to migrating/nesting birds would be mitigated to a less than significant level with implementation mitigation measures BIO-1 and BIO-2.

The project site has not been identified as a wildlife corridor or linkage. The Santa Ana River is located approximately 0.56 mile to the south of the project site, which has been identified as a wildlife corridor in the MSHCP. However, the project site's connection to the Santa Ana River has been eliminated by surrounding residential and recreational developments. As such, development of the project site is not expected to impact wildlife movement opportunities or prevent the Santa Ana River from continuing to function as a wildlife corridor. Therefore, impacts to wildlife corridors or linkages are not expected to occur.

4(b) *Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?* **Determination: No Impact.**

According to the biological investigation conducted for the Site 1, there are no riparian areas or sensitive vegetation communities within or adjacent to the project site. Therefore, the project would not result in direct or indirect impacts to riparian areas or sensitive vegetation communities (Baker 2017). No impact would occur.

- 4(c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **Determination: No Impact.***

According to the habitat assessment conducted for the project site, no jurisdictional drainage and/or wetland features were observed within the project site during the field survey. Therefore, development of the project site would not result in impacts to Corps, Regional Board, or California Department of Fish and Wildlife (CDFW) regulatory waters and regulatory approvals would not be required (Baker 2017). No impacts would occur.

- 4(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? **Determination: Less than Significant with Mitigation Incorporated.***

The Santa Ana River is located approximately 0.56 mile to the south of the Site 1, which has been identified as a wildlife corridor in the MSHCP. However, the project site has not been identified as a wildlife corridor or linkage since the project site's connection to the Santa Ana River has been eliminated by surrounding residential and recreational developments. As such, development of the Site 1 is not expected to impact wildlife movement opportunities or prevent the Santa Ana River from continuing to function as a wildlife corridor. In addition, Mitigation Measure BIO-2 is recommended to address any potential impacts to migratory birds. Therefore, a less than significant impact to wildlife corridors or linkages are expected to occur with implementation of MM BIO-2.

- 4(e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Determination: No Impact.***

According to the biological investigation conducted for Site 2, there are no species or habitat regulated by the Western Riverside County MSHCP within the project site. There are no other local policies or ordinances with respect to biological resources that apply to the project site (Baker 2017). Therefore, the Project is not in conflict with local policies or ordinances. No impact would occur.

- 4(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? **Determination: Less than Significant Impact.***

The project site is located within the Eastvale Area Plan of the Western Riverside County MSHCP, but is not located within any Criteria Cells or MSHCP Conservation Areas. However, the project site is located within the designated survey area for Narrow Endemic Plant Species: San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia stellaris*), and San Miguel savory (*Clinopodium chandleri*). As discussed in response 4(a) above, the project site does not feature any sensitive plant species, and does not contain suitable habitat for any sensitive plant species. The project

would be required to pay any applicable MSHCP fees. Impacts would be less than significant.

MITIGATION MEASURES

MM BIO-1 A qualified biologist, in accordance with the latest California Department of Fish and Wildlife (CDFW) survey guidelines, will conduct a burrowing owl preconstruction survey within 30 days prior to ground-disturbance or noise producing activities. If burrowing owls occupy the site, then a mitigation plan shall be prepared, approved by CDFW, and implemented prior to initiation of ground-disturbance activities that may affect the burrowing owl on site. The mitigation plan will include methods for avoidance or relocation of the owl and details regarding the proposed relocation site.

MM BIO-2 Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31, but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for burrowing owls and nesting birds shall be conducted within thirty (30) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur.

5. CULTURAL RESOURCES				
Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		✓	
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓	
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓		
d)	Disturb any human remains, including those interred outside of formal cemeteries?		✓	

A cultural and paleontological investigation was conducted for Site 1 to assess potential cultural, historical, and paleontological resources–related impacts associated with the project (CRM Tech 2017a). The records search also encompassed Site 2.

DISCUSSION

*5(a,b) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? **Determination: Less Than Significant Impact.***

A records search identified several sites located near, but not on, the project sites. These sites have either been demolished or are located too far from the project site and therefore, would not be impacted by construction or operation of the project.

According to the historical survey, several buildings on Site 1 were constructed starting in 1953. Around the mid- to late-1960’s, the project site was converted to a plant nursery over the years and since then some of the buildings have been removed and others have been added, but the configuration of the complex remains relatively unaltered. Historical research revealed no evidence that the former nursery and residential complex is closely associated with any persons or events recognized significance in national, state, or local history, nor are the buildings known to be the work of any prominent architect, designer, or builder. Neither the complex as a whole, nor the individual buildings in it, represent an important example of any style, type, period, region, or method of construction, or express any ideals or design concepts more eloquently than the large number of other surviving properties of similar vintage in the Riverside-Eastvale area. As a common example of typical late-historic-period building practices, they do not hold the potential for any

important historical information. In addition, the buildings are in deteriorated condition. The study concluded that none of the buildings are considered historical resources. (CRM Tech 2017a).

Building on Site 2 were previously demolished and the site cleared. There are no known cultural resources associated with Site 2.

- 5(c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* **Determination: Potentially Significant Impact.**

Fossils have been recovered near the project site, buried in the same sediments and rock sequences found on the Project sites. Because there is a chance that paleontological resources exist within project site boundaries, impacts associated with this issue area are considered potentially significant and will be evaluated further in the EIR.

- 5(d) *Disturb any human remains, including those interred outside of formal cemeteries?* **Determination: Less Than Significant Impact.**

Implementation of the projects would include ground-disturbing construction activities that could result in the inadvertent disturbance of currently undiscovered human remains. Procedures of conduct following the discovery of human remains on nonfederal lands are mandated by Health and Safety Code Section 7050.5, by Public Resources Code Section 5097.98, and by CEQA in California Code of Regulations Section 15064.5(e). According to these provisions, should human remains be encountered, all work in the immediate vicinity of the burial must cease and any necessary steps to ensure the integrity of the immediate area must be taken. The remains are required to be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. The Riverside County Coroner would be immediately notified, and the coroner would then determine whether the remains are Native American. If the coroner determines the remains are Native American, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC), which will in turn notify the person identified as the most likely descendant (MLD) of any human remains. Further actions would be determined, in part, by the desires of the MLD, who has 24 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 24 hours, the owner is required, with appropriate dignity, to reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the Native American Heritage Commission. Any discovery of human remains within the project site would be subject to these procedural requirements, which would reduce impacts associated with the discovery/disturbance of human remains to a less than significant level.

STANDARD CONDITIONS & REQUIREMENTS

If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

6. GEOLOGY AND SOILS					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Expose people or structures to 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?			✓	
	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 on- or off-site 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 risks to life or property?	✓			
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

DISCUSSION

A geotechnical engineering report was prepared for Site 2 (Converse Consultants 2017).

6(a) *Expose people or structures to 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?* **Determination: Less Than Significant Impact.**

The project site is not located within an Earthquake Fault Zone as mapped by the California Geological Survey (CGS 2017a). Furthermore, no active faults are known to project toward or extend across the project site (Converse Consultants 2017). The closest mapped active fault that could affect the site is the Chino fault zone, located approximately 6.8 miles west of the site (CGS 2002, 2003). Therefore, the potential for fault ground rupture at the site is considered very low. Although no active faults traverse the project site, all new development would be subject to the current version of the California Building Code (CBC), which includes specific design measures intended to maximize structural stability in the event of an earthquake. As such, impacts would be less than significant.

- ii) *Strong seismic ground shaking?* **Determination: Potentially Significant Impact.**

The project site is considered a seismically active area, as is most of California. The seismic risk for the project site is considered relatively high because of the proximity to the Chino, Whittier, and Elsinore (Glen Ivy segment) fault zones and their related fault splays. The site may also be affected by activity on other active faults such as the San Jose, San Jacinto (San Bernardino segment), Sierra Madre or any of many other active or potentially active faults in Southern California. Thus, it should be anticipated that the site would experience moderate to strong ground shaking in the near future. Therefore, impacts are considered potentially significant and require further analysis in the EIR.

- iii) *Seismic-related ground failure, including liquefaction?* **Determination: Potentially Significant Impact.**

Liquefaction is defined as the phenomenon in which a soil mass within about the upper 50 feet of the ground surface suffers a substantial reduction in its shear strength, due the development of excess pore pressures. During earthquakes, excess pore pressures in saturated soil deposits may develop as a result of induced cyclic shear stresses, resulting in liquefaction. Groundwater less than 30 feet below the ground surface results in high to very high susceptibility to liquefaction, while greater depths to groundwater result in lower susceptibility. Additionally, according to Riverside County, the project site is located in an area mapped as having very high liquefaction potential (County of Riverside 2017). Therefore, impacts are considered potentially significant and require further analysis in the EIR.

Settlement can occur both uniformly and differentially (i.e., where adjoining areas settle at different rates). Typically, areas underlain by artificial fills, unconsolidated alluvial sediments, and slope wash, and areas with improperly engineered construction fills are susceptible to this type of settlement. Settlement of the ground surface can be accelerated and accentuated by earthquakes. During an earthquake, settlement can occur because of the relatively rapid compaction and settling of subsurface materials (particularly loose, non-compacted, and variable sandy sediments) due to the rearrangement of soil particles during prolonged ground shaking. Because the project site is in a location with high seismic activity with the potential for seismic activity, impacts are considered potentially significant and require further analysis in the EIR.

iv) *Landslides?* **Determination: Less than Significant Impact.**

The proposed project is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Although the project site is located in an area of high seismic activity, because of the relatively gentle terrain of the site and surrounding properties, the site is at little risk for landslide. Impacts would be less than significant.

6(b) *Result in substantial soil erosion or the loss of topsoil?* **Determination: Less Than Significant Impact.**

Proposed construction activities would include clearing the site of debris and/or vegetation, soil excavation, grading, asphalt paving, building construction, and landscaping. Such activities would disturb site soils, exposing them to the erosive effects of wind and water. However, all construction activities related to the proposed project would be subject to compliance with the California Building Standards Code. Additionally, the proposed development would be subject to compliance with the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities. Compliance with the CBSC and the NPDES would minimize the effects of erosion and would ensure consistency with the Water Quality Control Plan of the Santa Ana Regional Water Quality Control Board (1995), which establishes water quality standards for the groundwater and surface water of the region. Additionally, the project applicant would be required to comply with Chapter 14.12, Stormwater Drainage System Protection Regulations, of the City of Eastvale Municipal Code, which requires new development or redevelopment projects to control stormwater runoff by implementing appropriate best management practices (BMPs) to prevent deterioration of water quality. Furthermore, the displacement of soil through cut and fill would be controlled by Chapter 33 of the 2013 CBSC related to grading and excavation, other applicable building regulations, and standard construction techniques.

Further, a stormwater pollution prevention plan (SWPPP) would be required as part of the grading permit submittal package. The SWPPP would provide a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control best management practices including any additional site-specific and seasonal conditions. Erosion control best management practices include, but are not limited to, the application of straw mulch, hydroseeding, the use of geotextiles, plastic covers, silt fences, and erosion control blankets, as well as construction site entrance/outlet tire washing. The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement the plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Water quality features intended to reduce construction-related erosion impacts would be clearly noted on the grading plans for implementation by the construction contractor.

The City routinely requires the submittal of detailed erosion control plans with any grading plans. The implementation of this standard requirement is expected to address any erosional issues associated with grading and over excavation of the site. Additionally, fugitive dust would be controlled in compliance with SCAQMD Rule 403. Further, in accordance with Clean Water Act and NPDES requirements, water erosion during construction would be minimized by limiting certain construction activities to dry weather, covering exposed excavated dirt during periods of rain, and protecting

excavated areas from flooding with temporary berms. As a result, impacts associated with soil erosion are considered less than significant with the implementation of the necessary erosion and runoff control measures required as part of the approval of a grading plan. Compliance with these existing regulations that are intended to minimize soil erosion and sedimentation, and would reduce this impact to a less than significant level.

- 6(c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?* **Determination: Less Than Significant Impact.**

The project site is not at risk for landslide, collapse, or rockfall due to the relatively level terrain of the site and surrounding developed properties. Based on subsurface testing, the geotechnical report concluded that the potential for earthquake-induced liquefaction lateral spreading, landsliding, or flooding at the site from offsite sources is considered low. Therefore, these impacts would be less than significant.

- 6(d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?* **Determination: Potentially Significant Impact.**

Based on the laboratory test results, the expansion index of the onsite soils ranges from 3 to 45, corresponding to expansion potentials ranging from very low to low. In general, the very low, and low expansive test results correlated to silty sand and clayey sand soil types. During grading, the site soils would likely be moved and blended, and additional soil may be imported. The expansion indices of the final finish-grade soils will vary from the results obtained during initial investigation (Converse Consultants 2017). Therefore, this is considered a potentially significant impact and requires further analysis in the EIR.

- 6(e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* **Determination: No Impact.**

The proposed project would be served by the municipal sewer system of the Jurupa Community Services District (JCSD) and would have no need for a septic system or other alternative wastewater disposal system. There would be no impact associated with this issue area. As such, no further analysis is required in the EIR.

7. GREENHOUSE GAS EMISSIONS.					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed 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?	✓			

DISCUSSION

7(a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **Determination: Potentially Significant Impact.**

Construction and operation activities associated with the project would produce greenhouse gas emissions. Based on preliminary project analysis, a potentially significant impact is forecast to occur. A project-specific greenhouse gas analysis will be conducted to further determine the degree of project impacts related to greenhouse gases and the results will be summarized in an EIR.

7(b) *Conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases?* **Determination: Potentially Significant Impact.**

As discussed in a) above, project activities are forecast to result in greenhouse gas emissions. A project-specific greenhouse gas analysis will be conducted and will evaluate the project’s consistency with the Eastvale’s air quality and conservation measures and greenhouse gas policies for achieving greenhouse gas goals (City of Eastvale 2012), such as the following:

- POLICY AQ-18: Support local, regional, and statewide efforts to reduce emissions of greenhouse gases linked to climate change;
- POLICY AQ-19: Analyze and mitigate, to the extent feasible, potentially significant increases in greenhouse gas emissions during project review, pursuant to the California Environmental Quality Act; and
- POLICY AQ-20: Continue to support the planting and maintenance of trees in the community to increase carbon sequestration.

The results will be summarized in an EIR. Impacts would be potentially significant and will be further evaluated in an EIR.

8. HAZARDS AND HAZARDOUS MATERIALS					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed 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 reasonable 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 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h)	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

DISCUSSION

This analysis is based on the existing hazardous materials investigation conducted for the respective sites, including:

- **Site 1.** A Phase I Environmental Site Assessment (Phase I ESA) and a Phase II ESA were prepared for Site 1 (Converse Consultants 2014a, 2014b). Subsequent Phase I and Phase II ESAs were conducted to further investigate recognized environmental conditions (Rincon Consultants 2015). A more recent Phase I ESA has been conducted (Converse Consultants 2017).
- **Site 2.** A Phase I ESA and a Phase II ESA was conducted for Site 2 APNs 152-350-010 and -011 (commonly known as Al's Corner) (EEI 2007a and 2007b).

The Phase I consists of historical property use research, a regulatory agency records search, and site reconnaissance to identify potential recognized environmental conditions on the project site. The Phase II ESA includes additional investigation of the project site noted during the Phase I.

*8(a,b) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Determination: Potentially Significant Impact.***

Site 1

The site was initially developed for agricultural uses in the 1930's. Typical agricultural practices include the use of pesticides and the application of chemical fertilizers. However, around 1967, the project site was developed with structures associated with nursery operations, and continued until about 2010. By 2012, however, the project site appeared to be a vacant nursery as it remains today. The Phase I ESA (Converse Consultants 2014a) identified several Recognized Environmental Conditions (RECs) for Site 1:

- Underground storage tanks (USTs) and above ground storage tanks (ASTs) used for fueling operations.
- Several fill piles and mound of soil near the garages.
- Several 55-gallon drums, smudge pots, ASTs, miscellaneous hazardous materials and piles of debris.
- Large area of stained soils near a dilapidated pool.
- Potential for significant methane production due to the location of the project site.
- Septic system and cistern septic system.
- Water wells.

The Phase I recommended further assessment of the subsurface of the property be conducted. A subsequent Phase II ESA (Converse Consultants 2014b) was prepared and included soil sampling and analysis to determine the concentrations of pesticides and herbicides associated with agricultural uses and the concentrations of diesel and oil associated with the auto repair facility which consisted of an auto repair bay that was eventually filled with dirt. In addition to additional onsite soil sampling, an electromagnetic (EM) anomaly and several discontinuous unknown [power] lines were observed onsite. The recommendations in the Phase II ESA included a recommendation that a contingency be added to the development plans for the property owner to address the EM

anomaly and discontinues lines (Converse Consultants 2017) and that the total petroleum hydrocarbons (TPH)-impacted and stained soils, located near the swimming pool, be removed. Subsequent Phase I and Phase II ESAs were conducted to complete further evaluation, soil sampling and surveys. According to Converse Consultants (2017), the Draft Phase II ESA also recommended removal of the approximately 30 cubic yards of stained soil located near the swimming pool. The most recent Phase I ESA (Converse Consultants 2017) included property reconnaissance resulting in additional observations regarding potential environmental concerns.

Site 2

The project site is currently vacant. However, based on historical aerial photographs, it was initially developed with two buildings and then ultimately developed with three buildings which were used as a restaurant and for automotive maintenance. The project site remained with the three-building configuration until recently. The project previously included the three buildings, several stored vehicles, unidentified drums, septic tank vents, minor debris, and a water well. Additionally, based on observations during a site reconnaissance in 2007, the project site contained stained soil resulting from improperly stored waste oil containers, surface spills, miscellaneous debris and waste associated with automotive maintenance. The most current Phase I ESA did not identify any RECs.

The development of Site 1 involves construction activities that could result in the unearthing and release, transport, use, and disposal of hazardous materials that may be present on the project site. The transport, use, and disposal of these materials could pose a potential hazard to the public and the environment. Therefore, impacts are considered potentially significant and require further analysis in the EIR.

- 8(c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* **Determination: No Impact.**

No schools are located, or proposed to be located, within one-quarter mile (1,320 feet) of the project site. The nearest public school is Eleanor Roosevelt High School, located approximately one-half mile southeast of the project site (Google Earth 2017). Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous material within one-quarter mile of a school. No impacts are expected.

- 8(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?* **Determination: No Impact.**

As part of the Phase I ESA prepared for the Sites, a search of selected government databases was conducted using the EDR Radius Report environmental database report system. Neither Site is located on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) pursuant to Government Code Section 65962.5. Therefore, there would be no impacts.

- 8(e,f) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip,*

would the project result in a safety hazard for people residing or working in the project area?

Determination: No Impact.

The project site is not located within any airport land use plan, and is not in the vicinity of a private airstrip. The closest public airport is Chino Airport, which is located approximately 4 miles east of the project site. Given the distance and because the project is not in the airport land use plan area for Chino Airport, there would be no impact.

8(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Determination: No Impact.**

Access to the project Sites is available via Hamner Avenue. The construction and operation of the Projects would not place any permanent physical barriers on Hamner Avenue. Construction would take place within the project site, and no roadway closures are anticipated. Temporary lane closures may be required to implement half-width road improvements, and would be implemented via traffic control measures coordinated with the City. To ensure compliance with zoning, building, and fire codes, the applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. A less than significant impact would occur.

8(h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **Determination: No Impact.**

The project site is not designated as a high fire hazard area (Cal Fire 2009). The site is also located in an urbanized area served by a municipal fire department, further reducing the threat of exposure to wildfire. There would be no impact.

9. HYDROLOGY AND WATER QUALITY					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Violate any water quality standards or waste discharge requirements?	✓			
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
d)	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?	✓			
e)	Otherwise substantially degrade water quality?	✓			
f)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
g)	Place within 100-year flood hazard area structures which would impede or redirect flood flows?				✓
h)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
i)	Inundation by seiche, tsunami, or mudflow?				✓

DISCUSSION

9(a,e) *Violate any water quality standards or waste discharge requirements? Otherwise substantially degrade water quality?* **Determination: Potentially Significant Impact.**

Short-Term Construction Impacts

Future development could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or violating applicable water quality standards or waste discharge requirements. Based on preliminary analysis, short-term impacts have the potential to be significant. This topic will be further evaluated in an EIR.

Long-Term Operation Impacts

As required by the City's NPDES permit, the project would be required to implement a Water Quality Management Plan (WQMP), which typically contain a comprehensive list of site design/low-impact-development (LID), source control, treatment control, and other BMPs to be installed on site to prevent downstream water quality impacts. A project-specific WQMP will be conducted to further determine the impacts related to water quality standards or waste discharge. This topic will be further evaluated in EIR.

9(b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Determination: Less Than Significant Impact.

A project would normally have a significant impact on groundwater supplies if it were to result in a demonstrable and sustained reduction of groundwater recharge capacity or change the potable water levels such that it would reduce the ability of a water utility to use the groundwater basin for public water supplies or storage of imported water, reduce the yields of adjacent wells or well fields, or adversely change the rate or direction of groundwater flow. The proposed project would not install any groundwater wells and would not otherwise directly withdraw any groundwater. In addition, there are no known aquifer conditions at the project site or in the surrounding area that could be intercepted by excavation or development of the project. Therefore, the proposed project would not physically interfere with any groundwater supplies.

Currently, the project sites are largely permeable. Construction of the proposed project would result in covering large portions of the site in impermeable surfaces including building rooftops, parking areas, driveways, and sidewalks. However, the projects would also be required to emulate pre-construction hydrologic conditions, which would include some degree of permeability and infiltration.

The Jurupa Community Services District (JCSD) would provide domestic water supply service to the proposed project site. The JCSD's primary water source is groundwater from the Chino Groundwater Basin, which covers a surface area encompassing 154,000 acres (240 square miles). The basin is adjudicated and has a safe yield of 140,000 acre-feet per year. Under the adjudication agreement, the JCSD can pump sufficient groundwater to meet its customers' demands. Should

total pumping exceed the safe yield of the basin, an assessment is imposed to cover the cost of replenishment. A basin management plan is in place to protect the basin from overproduction.

As such, sufficient water supplies are available from the JCSD to serve the proposed project, and the Chino Groundwater Basin would not be substantially depleted from serving the project. Therefore, impacts would be less than significant.

- 9(c,d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? 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?* **Determination: Potentially Significant Impact.**

The project would not impact natural water courses or the nearby Santa Ana River. However, the implementation of the project could potentially alter the existing project site drainage pattern and result in on- and off-site flooding. This issue will be further evaluated in an EIR.

- 9(f,g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Place within 100-year flood hazard area structures which would impede or redirect flood flows?* **Determination: No Impact.**

The project site is not located in a 100-year flood hazard area (FEMA 2008). Therefore, there would be no impact.

- 9(h) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?* **Determination: Less Than Significant Impact.**

While portions of the City are within dam inundation areas, the project sites are not mapped as being within a dam inundation area (County of Riverside 2015b). Therefore, impacts are less than significant and no further analysis is required in the EIR.

- 9(i) Inundation by seiche, tsunami, or mudflow?* **Determination: No Impact.**

The project site is not located near any large inland bodies of water or the Pacific Ocean, so as to be inundated by seiches or tsunamis, nor is the project site located on or near steep slopes where rapid erosion could trigger mudflows. As such, impacts would be less than significant.

10. LAND USE AND PLANNING.					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Physically divide an established community?				✓
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

10(a) Physically divide an established community? **Determination: No Impact.**

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway, railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area. In this case, the projects are largely surrounded by existing development, predominantly residences, but also recreation, and vacant land to a lesser extent. The projects would provide commercial uses that would serve the established community, and does not have the potential to physically divide the established community. Therefore, no impacts would occur.

10(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Determination: Potentially Significant Impact.**

The existing land use designation for the project site with the largest footprint, north of the sports complex, is Medium Density Residential. This designation provides for the development of conventional single-family detached houses and suburban subdivisions. The density range is 2.1 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet (Eastvale 2012a). Al's Corner site is currently designated for Medium Density Residential on the General Plan land use map and is zoned General Commercial (C-1/C-P). The proposed General Plan amendment, if approved, would bring the General Plan land use designation and zoning into conformance.

The project would develop a multi-tenant commercial development that would provide the following uses on the approximately 23-acre site:

Use	Size (square feet)
Gas station featuring	8 pumps and a market
Restaurant: drive-through	3,500
drive-through coffee shop	2,000
sit-down	6,000
sit-down	4,000
Retail	4,000
Medical office	10,000
Hotel featuring 130 Rooms	74,800
Civic uses: government office	40,000
public library	25,000

Based on current conditions, the project would be inconsistent with the existing residential designation, and would not promote the residential character of the area. The Project would require a General Plan Amendment to General Commercial (C-1) and zoning would also change from Rural Residential (R-R) and Watercourse, Watershed, and Conservation Area (W-1) to General Commercial (C-1) to resolve this inconsistency. Moreover, a Tentative Parcel Map is proposed to subdivide the site into eight (8) commercial parcels and one (1) right-of-way parcel. The project would also include a Development Agreement between the City of Eastvale and the applicant.

Site 2, "Al's Corner," is a 1.38-acre site that is forecast to be utilized as a 16-pump gas stations, with convenience store and carwash. Based on the existing General Plan land use and zoning, if the General Plan amendment is approved, the project would bring the General Plan land use designation and zoning into conformance.

Considering that the project is subject to the approval of the General Plan Amendment and zone change in order to resolve the current land use inconsistency, it is determined that a potentially significant impact could occur and further analysis will be conducted in an EIR.

10(c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*
Determination: Less Than Significant Impact.

Refer to Biological Resources, Section 4(f). Impacts would be less than significant.

11. MINERAL RESOURCES					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposed project:					
a)	Result in the loss of availability of a known mineral resource that would be a 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 in a local general plan, specific plan, or other land use plan?				✓

DISCUSSION

11(a,b) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan?

Determination: No Impact.

The Sites have no history of use as a mineral resource recovery operation and are located in predominantly developed, residential areas of the city. The projects would not result in the loss of availability of any locally important mineral resources or mineral resource recovery sites. Therefore, there would be no impact.

MITIGATION MEASURES

None required.

12. NOISE					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b)	The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?			✓	
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓	

DISCUSSION

12(a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* **Determination: Potentially Significant Impact.**

The Project would create a temporary increase in noise during development activities including:

- Use of equipment during demolition of structures
- Use of equipment during site clearing (trees, vegetation, debris)
- Use of earthmoving equipment during grading and site preparation
- Use of construction and paving equipment during building construction and installation of paved and landscape areas

- Construction related traffic including employee trips, and truck trips associated with equipment and materials delivery, and removal of demolition debris

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

The project would be required to comply with established City standards for noise. Project impacts would be considered significant if projected noise would exceed the City standards. A project specific noise analysis will be conducted and impacts will be further evaluated in an EIR.

*12(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Determination: Potentially Significant Impact.***

Project construction can generate varying degrees of ground-borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Ground-borne vibrations from construction activities rarely reach levels that damage structures.

The heavier pieces of equipment that are likely to be used during construction activities would have the potential to create ground borne noise or vibration. Construction equipment would include: dozers, graders, cranes, loaded trucks, water trucks, and pavers. Continuous vibrations with a peak particle velocity (PPV) of approximately 0.10 inches/second are considered to cause annoyance. The project has the potential create significant vibration levels generated during construction activities to adjacent residential dwelling units. This topic will be further evaluated in an EIR.

*12(c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project? **Determination: Potentially Significant Impact.***

As discussed in a) above, the project would generate long-term noise associated with typical commercial activities. A potentially significant impact is forecast to occur due to the increase in ambient noise is substantial, or would result in noise levels that exceed City standards. The resulting permanent increase in ambient noise levels resulting from the project may be potentially significant. This topic will be further evaluated in an EIR.

*12(d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project? **Determination: Potentially Significant Impact.***

As discussed in a) above, the construction and operation activities associated with the project would produce temporary and permanent increases in ambient noise levels in the vicinity. A

potentially significant impact could result if the increase in ambient noise is substantial. The resulting increase in noise levels will be further evaluated in an EIR.

- 12(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 expose people residing or working in the Project area to excessive noise levels?* **Determination: Less Than Significant Impact.**

The project sites are not be located within two miles of a public airport. The Corona Municipal Airport is located approximately 5.0 miles south, the Ontario International Airport is located approximately 7.0 miles north, the Chino Airport is located approximately 5.0 miles west, and the Riverside Municipal Airport is located approximately 6.5 miles east (Airnav 2017). The project sites would be situated well outside of the noise impact zones from all three airports (Ontario International Airport 2010) (Chino Airport 1991) (Riverside Municipal Airport 2010). Therefore, the projects would not expose people to aviation related noise. Impacts would be less than significant.

- 12(f) *For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?* **Determination: Less Than Significant Impact.**

The project sites are not located within the vicinity of a private airstrip. The nearest private facility is the Southern California Helicopter and Wing, located approximately 5.0 miles west of the project sites. Therefore, the projects would not expose people to excessive aviation related noise levels. Impacts would be less than significant.

13. POPULATION AND HOUSING					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

13(a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* **Determination: Less than Significant Impact.**

The projects would facilitate the future development of new commercial and municipal facilities, and do not include the construction of new homes or the extension of infrastructure such as roads. Therefore, the projects would not directly induce population growth in the area. The projects would generate temporary construction and long term operational employment. Projected employment densities for various land uses vary widely, depending on the location and actual business activities. The Southern California Association of Governments estimates that employment in the City of Eastvale would have increased from 3,700 in 2008 to 5,400 in 2020 and further to 10,100 by 2035 (SCAG 2012). The unemployment rate in Riverside County as of August 2017 was estimated at 6.3 percent (EDD 2017). Thus, it is expected that the project would absorb workers from the regional labor force and would not attract new workers into the region. Impacts would be less than significant.

13(b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?* **Determination: Less than Significant Impact.**

The 1.4-acre Site 2 is vacant, and thus development of this site would not displace any housing.

The 23-acre Site 1 includes a former nursery. Several buildings associated with the nursery remain present on the property including a single-family residence. The project would develop the site with a mixed-use complex with medical offices, two restaurants, a hotel, and a civic center. Aside from the one residence on the project site, no others exist. Therefore, the displacement of substantial numbers of existing housing would not occur and replacement of housing would not be needed. Impacts would be less than significant.

13(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Determination: Less than Significant Impact.**

As discussed in 13(b) above, a single residence would be impacted by the project. Thus, no substantial numbers of people would be displaced from the project site. Impacts would be less than significant.

14. PUBLIC SERVICES					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public series:				
i)	Fire protection?			✓	
ii)	Police protection?			✓	
iii)	Schools?			✓	
iv)	Parks?			✓	
v)	Other public facilities?			✓	

DISCUSSION

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

i) *Fire protection?* **Determination: Less Than Significant Impact.**

The Riverside County Fire Department provides fire protection and safety services to the City of Eastvale. The nearest fire station in the city is Eastvale Fire Station #27, located at 7067 Hamner Avenue, up to 672-feet north of the furthest project site. Any potential future development would be conditioned to comply with the requirements of the Riverside County Fire Department and for the payment of the City’s development impact fees pursuant to Chapter 110.28 of the Eastvale Municipal Code. The Fire Department would have an opportunity to review specific design plan and identify project conditions for development. Since the projects are not expected to result in unusual circumstances that may generate high demand for fire protection services, conformance with Fire Department requirements, and payment of the City’s fees would fully address any potential impact on Riverside County Fire Department facilities. Therefore, impacts are considered less than significant.

ii) *Police protection?* **Determination: Less Than Significant Impact.**

Police protection services are provided by the Eastvale Police Department, under contract from the Riverside County Sheriff's Department. The nearest sheriff's station is the Jurupa Valley Station, located at 7477 Mission Boulevard in Jurupa Valley, approximately 11.19 miles northeast of the project site. The Jurupa Valley Station comprises a total of 80 deputy sheriffs, a number of which could respond to any calls for service in Eastvale (City of Eastvale 2012b). The proposed development would be conditioned for the payment of the City's development impact fees pursuant to Municipal Code Chapter 110.28. The police department would have the opportunity to review the project design plans and include conditions that would be required in order for the applicant to be issued development permits. As a neighborhood-serving mixed use commercial and civic center, the proposed project is not expected to result in any unusual circumstances that may generate high demand for police protection services. Therefore, payment of the City's development impact fees would fully mitigate any potential impact on Sheriff's Department facilities.

iii) Schools? Determination: Less Than Significant Impact.

The proposed project site is located in the Corona-Norco Unified School District (CNUUSD). The district has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. Because the project is a new commercial use, the project applicant would be required to pay current developer impact fees for commercial use in effect at the time of building permit application. The district uses these fees to pay for facility expansion and upgrades needed to serve new students. Pursuant to California Government Code Section 65996, payment of these fees is considered full mitigation for project impacts to the CNUUSD. Therefore, this impact would be less than significant.

iv) Parks? Determination: Less Than Significant Impact.

The reader is referred to Issue a) in subsection 13, Population and Housing. As a neighborhood-serving commercial/retail center, the project would not generate a substantial number of new jobs and is not anticipated to induce substantial population growth in the city. Thus, the project would not result in substantial adverse physical impacts to any parks or recreational facilities in the JCSD. This impact would be less than significant.

v) Other public facilities? Determination: Less Than Significant Impact.

The reader is referred to Issue a) in subsection 13, Population and Housing. As a neighborhood-serving commercial/retail center, the project would not generate a substantial number of new jobs and is not anticipated to induce substantial population growth in the city. In addition, the Lewis Retail project would facilitate future development of municipal uses, including a government center and public library, thus contributing to the provision of public facilities, and substantial benefits to the community. The impacts of these municipal facilities are considered as part of the Lewis Retail Center (Site 1) evaluated throughout this Initial Study. Thus, the proposed project would not result in an increase in the demand for other governmental services such as the economic development and other community support services commonly provided by the City. This impact would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

To fully mitigate potential impacts on the Riverside County Fire Department, the Riverside County Sheriff's Department, and the Corona-Norco Unified School District, the project applicant is required to pay the established development impact fees in compliance with the Development Impact Fee Program in Chapter 110.28 of the City of Eastvale Municipal Code.

15. RECREATION					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposed project:					
a)	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)	Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			✓	

DISCUSSION

15(a) *Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?* **Determination: Less Than Significant Impact.**

The project applicant proposes a General Plan Amendment for Site 1 to change the land use designation and a Change of Zone to support commercial retail development. The City proposes a General Plan Amendment for the Al's Corner site (Site 2) to change the land use designation to Commercial Retail. It is not anticipated that the proposed commercial developments would induce substantial population growth in the city. Thus, the projects would not increase the use of existing neighborhood or regional parks or other recreational facilities. This impact would be less than significant.

15(b) *Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?* **Determination: Less Than Significant Impact.**

The proposed General Plan Amendment and Change of Zone would not include the construction or expansion of any parks or recreational facilities. As described previously, the proposed project would not increase the demand for parks or other recreational facilities and would not require the construction or expansion of any such facilities. This impact would be less than significant.

STANDARD CONDITIONS & REQUIREMENTS

Once a development application is submitted: To fully mitigate potential impacts on the Jurupa Community Services District, the project applicant is required to pay the established development impact fees in compliance with the Development Impact Fee Program in Chapter 110.28 of the City of Eastvale Municipal Code.

MITIGATION MEASURES

None required.

16. TRANSPORTATION/TRAFFIC					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e)	Result in inadequate emergency access?				✓
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	✓			

16(a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?* **Determination: Potentially Significant Impact.**

The projects would contribute traffic to the existing circulation system including truck trips associated with commercial operations, as well as employee trips. A potentially significant impact would result if project traffic would result in exceedance of the City's performance standard. A

projects-specific traffic study will be prepared, and the project's impacts on the existing circulation system will be further evaluated in an EIR.

Additionally, based on the City's Bicycle Master Plan (adopted April 2016), there is a Class I bike planned along Hamner Avenue south of Citrus Avenue, and a Class II bike facility planned on Hamner Avenue north of Schleisman Road. Any project-related improvements to Hamner Avenue would need to be implemented consistent with the Bicycle Master Plan. Therefore, there would not be conflicts with the Bicycle Master Plan.

*16(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? **Determination: Potentially Significant Impact.***

A potentially significant impact would result if the project would adversely affect Congestion Management Plan (CMP) facilities. Based on preliminary analysis, CMP facilities in the project vicinity include the following intersections:

- I-15 Southbound Ramps/Limonite Avenue
- I-15 Northbound Ramps/Limonite Avenue

The projects could potentially contribute significant traffic to CMP facilities in the vicinity. The projects' impacts on CMP facilities will be further evaluated in an EIR.

*16(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **Determination: No Impact.***

Refer to Responses 12(e and f). The project would not result in a change in air traffic patterns. No impact would occur.

*16(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Determination: No Impact.***

The projects do not involve any unusual conditions, or hazardous design features, such as sharp curves or dangerous intersections, or incompatible uses. No impact would occur.

*16(e) Result in inadequate emergency access? **Determination: No Impact.***

The access and circulation features at the proposed development project would accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. All emergency access features are subject to and must satisfy the City of Eastvale design requirements and be approved by the Fire Department. No impact would occur.

*16(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **Determination: Potentially Significant Impact.***

As part of the project, improvements would consist of constructing the ultimate half-section of Hamner Avenue, including curb, gutter and sidewalk improvements along its frontage. As stated in 16(a) above, the City recently adopted its Bicycle Master Plan in April 2016. The projects' consistency with applicable plans and programs will be further evaluated in an EIR.

17. TRIBAL CULTURAL RESOURCES				
Issues	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:				
a)	<p>Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ul style="list-style-type: none"> 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)? 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. 	✓		

DISCUSSION

17(a) *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? 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?* **Determination: Potentially Significant Impact.**

Pursuant to AB-52 requirements, the City of Eastvale has commenced consultation with the appropriate and potentially affected Tribal Historic Preservation Officers (THPO). Because there is a possibility that THPOs may raise concerns or make requests for the consideration of tribal cultural

resources that could be impacted by the project, impacts associated with this issue area are considered potentially significant and will be evaluated further in the EIR.

18. UTILITIES AND SERVICE SYSTEMS					
Issues		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Proposed Project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c)	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g)	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

18(a,e) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* **Determination: Less Than Significant Impact.**

Wastewater disposal is regulated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act. The Santa Ana Regional Water Quality Control Board (RWQCB) regulates wastewater discharges in Eastvale, including the project site, and implements the Clean Water Act and the Porter-Cologne Act by administering the National Pollutant Discharge Elimination System (NPDES), issuing water discharge permits, and establishing best management practices (BMPs). Development of the project site would result in increased wastewater flows that would be collected and treated at the wastewater treatment plant that serves Eastvale, the Western Riverside County Regional Wastewater Authority (WRCRWA) plant.

The proposed project would receive wastewater conveyance services from the Jurupa Community Services District (JCSD). The JCSD discharges Eastvale-generated wastewater flows to the River Road Lift Station, which pumps the wastewater to the WRCRWA treatment plant (JCSD 2015). The JCSD estimates that wastewater treatment plant capacity is currently 6 million gallons per day (mgd) with the ability to expand to 14 mgd (JCSD 2015). According to the JCSD (2011) Standards Manual, commercial and industrial uses in the Eastvale area are estimated to generate an average of 2,000 gallons of wastewater daily per gross acre. Therefore, the project can be expected to contribute 48,760 gallons of wastewater flow to the WRCRWA treatment plant daily (24.38 acres x 2,000 daily gallons per acre = 48,760 gallons daily).

Since the projects would only result in an increase of wastewater flows equal to 0.81 percent of current capacity ($48,760 \div 6,000,000 = 0.0081$), adequate capacity is available to serve the proposed project. In addition, the WRCRWA treatment plant is in compliance with all applicable RWQCB wastewater treatment requirements.

- 18(b,d) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Determination: Less Than Significant Impact.***

Water service would be provided to the project sites by the JCSD. The JCSD relies predominantly on groundwater and desalinated brackish groundwater from the Chino Groundwater Basin for its water supply (City of Eastvale 2012b). Through a joint powers authority, the JCSD partners with the Chino Desalter Authority (CDA), the owner and operator of two water treatment plants (desalters), to treat potable water for the JCSD service area. Each of the desalters has the current capacity to treat 12 million gallons per day (mgd) of water (City of Eastvale 2012b). In addition, the CDA is currently in the process of expanding the treatment capacity of the desalters via local groundwater wells. Water is treated at the Chino I Desalter, the Chino II Desalter, and the Roger Teagarden Ion Exchange Treatment Plant. Based on a water demand rate of 3.7 acre-feet per year (AFY) per acre for commercial-retail uses (City of Eastvale 2012b), the proposed developments would have a total water demand of approximately 85.1 AFY or 75,923 gallons per day. Thus, the proposed projects total water demand would equal approximately 0.63 percent of current treatment capacity. Based on calculations, JCSD's supply far exceeds the projects water needs. Therefore, impacts are considered less than significant.

- 18(c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Determination: Less Than Significant Impact.***

The proposed project would include construction of an on-site drainage system to collect and convey site runoff to the City's municipal storm drain system. No off-site drainage facilities are proposed. Construction of the proposed drainage system could result in numerous environmental effects, including temporary aesthetic impacts, disturbance of biological and/or cultural resources, soil erosion, release of hazardous materials and/or air emissions associated with construction equipment, and temporary noise and traffic impacts. Each of these potential effects is addressed in the appropriate subsection of this document and, where necessary, mitigation is provided to reduce impacts to levels that are less than significant. Therefore, this impact would be less than significant.

18(f,g) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Comply with federal, state, and local statutes and regulations related to solid waste? **Determination: Less Than Significant Impact.***

The main disposal sites for the project sites are the El Sobrante Landfill in Corona and the Lamb Canyon Sanitary Landfill in Riverside. The El Sobrante Landfill has a capacity of 16,054 tons of solid waste per day and, as of April 2009, had 145,530,000 tons of capacity available (CalRecycle 2017). The facility is projected to reach capacity in 2045. The Lamb Canyon Sanitary Landfill has a capacity of 3,000 tons of solid waste per day and, as of January 2015, had 19,242,950 cubic yards (roughly 39,966,973 tons) of capacity available (CalRecycle 2017).

Using California Department of Resources Recycling and Recovery (CalRecycle) waste generation rates, the proposed project is estimated to generate approximately 1,733 pounds daily or 163 tons of solid waste annually (see Table 17-1). This total does not include the waste that would be generated by the gas station and convenience store because the square footage for that particular use was not provided. However, the National Association for Convenience and Fuel Retailing (NACS) estimates the size of a traditional convenience store to be roughly 2,500 square feet. Based on that size, the assumed waste generation for that land use is 22.5 pounds per day or 4 tons a year. A proposed project contribution of 167 tons of solid waste annually would not substantially alter existing or future solid waste generation patterns and disposal services considering the permitted daily capacity at both the El Sobrante Landfill and the Lamb Canyon Sanitary Landfill.

Table 17-1. Project Solid Waste Generation

Proposed Use	Proposed Size	Solid Waste Generation Rate	Project Solid Waste Generation	
			Pounds per Day	Tons Annually
Public/Institutional	65,000 SF	0.007 lbs/sf/day	455	83
Hotel	130 Rooms	2 lbs/room/day	260	47
Shopping Center	4,000 SF	2.5 lbs/100 sf/day	100	18.25
Professional Office (Medical Office)	10,000 SF	0.084 lbs/sf/day	840	0.42
Auto Service Station	N/A	0.9 lbs/100 sf/day	N/A	N/A
Restaurant	15,500 SF	0.005 lbs/sf/day	78	14
Totals			1,733	163

Source: CalRecycle 2017

Furthermore, the projects would be consistent with the County Integrated Waste Management Plan requirements, and would be required to comply with the recommendations of the Riverside County Waste Management Department for any uses associated with the proposed projects. Additionally, the projects would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The projects would not involve activities that would conflict with the applicable programmatic requirements; therefore, this impact would be less than significant.

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

The following are mandatory findings of significance in accordance with Section 15065 of the CEQA Guidelines.

DISCUSSION

19(a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? **Determination: Less than Significant Impact with Mitigation Incorporated.**

As discussed in subsection 4, Biological Resources, the proposed project would not result in potentially significant impacts to local, regional, or state habitat conservation plans and to any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service and also with the movement of any native resident or migratory fish or wildlife species. Mitigation measures BIO-1 and BIO-2 would be imposed to protect nesting birds.

As discussed in subsection 5, Cultural Resources, the proposed project would result in less than significant impacts to historical resources, human remains, and archaeological resources. Therefore, impacts would be less than significant with the incorporation of mitigation.

19(b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) **Determination: Potentially Significant Impact.**

A significant impact may occur if the project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but would be significant when viewed together. When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the vicinity of the project site, the proposed project could have the potential to cause impacts that are cumulatively considerable. As detailed in the above discussions, the proposed project could result in any potentially significant impacts in a few environmental categories. Though in all cases the impacts associated with the project are limited to the project site, it cannot be assumed that the project would result in impacts that are at such a negligible level that they would not result in a significant contribution to any cumulative impacts. Therefore, further analysis is required in the EIR.

19(c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? **Determination: Potentially Significant Impact.**

The proposed projects have the potential to significantly adversely affect humans, either directly or indirectly. Several of the project's impacts were identified as having a potentially significant impact, including air quality and hazardous materials. These impacts will be further evaluated in an.

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