

Screencheck No. 2

INITIAL STUDY

The Eastvale Commerce Center Specific Plan

Project No. 11-271

Prepared For:

City of Eastvale

12363 Limonite Avenue, Suite 910
Eastvale, California 91752

Prepared By:

Albert A. WEBB Associates

3788 McCray Street
Riverside, California 92506

November 4, 2011

Table of Contents

I.	PROJECT INFORMATION	3
A.	Project Description	3
B.	Type of Project.....	17
C.	Total Project Area	17
D.	Assessor’s Parcel No(s)	17
E.	Section, Township & Range Description or reference/attach a Legal Description	17
F.	Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings.....	17
II.	APPLICABLE GENERAL PLAN AND ZONING REGULATIONS	24
A.	General Plan Elements/Policies:.....	24
B.	General Plan Area Plan(s)	25
C.	Foundation Component(s).....	26
D.	Land Use Designation(s)	26
E.	Overlay(s).....	26
F.	Policy Area(s)	26
G.	Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s).....	26
H.	Adopted Specific Plan Information.....	27
I.	Existing Zoning	27
J.	Proposed Zoning.....	27
K.	Adjacent and Surrounding Zoning.....	27
III.	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	28
IV.	DETERMINATION.....	28
V.	ENVIRONMENTAL ISSUES ASSESSMENT	30
	Aesthetics.....	30
	Agriculture and Forest Resources	32
	Air Quality	34
	Biological Resources.....	35
	Cultural Resources	38
	Geology and Soils.....	40
	Greenhouse Gas Emissions	45
	Hazards and Hazardous Materials	46
	Hydrology and Water Quality	49
	Land Use Planning.....	53
	Mineral Resources.....	54
	Noise	55
	Population and Housing.....	59
	Public Services.....	61
	Recreation	62
	Transportation/Traffic.....	63
	Utility and Service Systems	68
	Mandatory Findings of Significance	72
VI.	EARLIER ANALYSES	75
	Earlier Analyses Used, if any	75

Location Where Earlier Analyses, if used, are available for review 75
VII. REFERENCES/AUTHORITIES CITED..... 75
VIII. LIST OF INITIAL STUDY PREPARERS 78
IX. ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS..... 79

List of Figures

Figure 1, Regional Map 4
Figure 2, Aerial Map 5
Figure 3, Topography Map 9
Figure 4, Existing Setting Map 10
Figure 5, Proposed Land Use Plan 14
Figure 6, Western Riverside County Multiple Species Habitat Conservation Plan 21

List of Tables

Table 1, Scenario 1 - Industrial Land Use Plan 11
Table 2, Scenario 2 - Commercial/Retail Land Use Plan 12
Table 3, Comparison of Scenarios 1 and 2 12
Table 4, Existing and Proposed Zoning and Land Use Designations 12

Appendices

Appendix A LSA Associates, Memorandum re: Status Report of Paleontological Grading Monitoring for Work Completed-to-date for “The Resort at Mira Loma” Project of Lewis Operating Corp.

INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000–21177), this Initial Study has been prepared to identify potentially significant impacts upon the environment resulting from the proposed Eastvale Commerce Center Specific Plan and related entitlement applications (collectively referred to as the “Project”). In accordance with Section 15063 of the State *CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the City of Eastvale (“City”) as Lead Agency, in consultation with other jurisdictional agencies, to inform the City decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project and to solicit comments on the scope of environmental impacts to be addressed in the Draft Environmental Impact Report (DEIR) being prepared for the proposed Project.

Organization of the Initial Study

The Initial Study is organized as follows:

- **Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the 2011 State *CEQA Guidelines*
- **City of Eastvale Environmental Assessment Form: Initial Study**, which provides the Project Description, a brief discussion of the existing environmental setting, a discussion of the relationship of the Project to the City General Plan, and an environmental impact assessment consisting of an environmental checklist and accompanying analysis in support of the checklist responses
- **References**, which includes a list of reference sources
- **List of Initial Study Preparers**, which identifies those responsible for preparation of this Initial Study and other parties contacted during the preparation of the Initial Study
- **Acronyms, Units of Measurement, and Chemical Symbols**, which contains a list of the acronyms and abbreviations used in the Initial Study

Environmental Process

The environmental process for the proposed Project began with the City’s receipt of the Project application and initial analysis of the Project’s environmental characteristics and potential impacts. The Initial Study will be subject to a 30-day public review period beginning Friday, November 4, 2011 and ending Saturday, December 3, 2011. Comments on this document should be addressed to:

Eric Norris
Planning Director
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, California 91752

Initial Study for the Eastvale Commerce Center

Comments received during the review period will be considered as part of the Project's environmental review and will be included with the Environmental Impact Report for consideration by the Eastvale City Council. The preliminary analysis of environmental issues associated with this Project resulted in the determination to prepare an Environmental Impact Report.

Incorporation by Reference

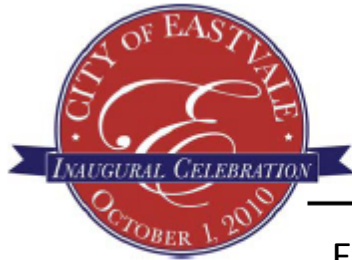
Several documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the *CEQA Guidelines*, to eliminate the need for inclusion of large planning documents in this Initial Study.

The following documents are incorporated by reference:

- City of Eastvale, *City of Eastvale General Plan*, October 2003
- City of Eastvale, *General Plan Final Program Environmental Impact Report (SCH No. 20020511430)*, October 2003

In addition, because the proposed Eastvale Commerce Center Specific Plan would replace the Resort Specific Plan No. 335 previously approved by the County of Riverside in October 2005, the Final Environmental Impact Report No. 465 previously prepared and certified for the Resort Specific Plan, is also incorporated by reference:

- County of Riverside, *Final Environmental Impact Report No. 465 for The Resort Specific Plan No. 335 (SCH No. 2003121166)*, October, 2005



CITY OF EASTVALE
Planning Department

**ENVIRONMENTAL ASSESSMENT FORM: INITIAL
STUDY**

Environmental Assessment (E.A.) Number: 11-271

Project Case Type (s) and Number(s): General Plan Amendment, Change of Zone, Specific Plan

Lead Agency Name: City of Eastvale

Address: 12363 Limonite Avenue, Suite 910, Eastvale CA 91752

Contact Person: Eric Norris, Planning Director

Telephone Number: (951) 361-0900

Applicant's Name: Bryan Goodman, SC Eastvale Development Corp.

Applicant's Address: 1156 N. Mountain Avenue, Upland CA 91786

Telephone Number: (909) 946-7537

I. PROJECT INFORMATION

A. Project Description:

PROJECT LOCATION

The Eastvale Commerce Center Specific Plan Project site is located on approximately 205 gross acres within the City of Eastvale, in Riverside County, California, as reflected in **Figure 1, Regional Map**. The Project vicinity is characterized by agricultural, residential and industrial uses. The Project site is bounded on the west by Hamner Avenue, on the south by Bellegrave Avenue, on the east by Interstate 15 (I-15), and on the north by Cantu-Galleano Ranch Road (formerly Galena Street), as reflected in **Figure 2, Aerial Photograph**. The intersection of Cantu-Galleano Ranch Road and I-15 border the northeastern corner of the Project site with the southbound entrance ramp to I-15 running along the northeastern corner of the Project site. Hamner Avenue forms the boundary between the City of Eastvale and the City of Ontario. The Assessor's parcel numbers (APNs) for the Project site are 160-020-005, 160-020-006, 160-020-023, 160-020-024, 160-020-025, 160-020-029, 160-020-030, and 160-020-031.

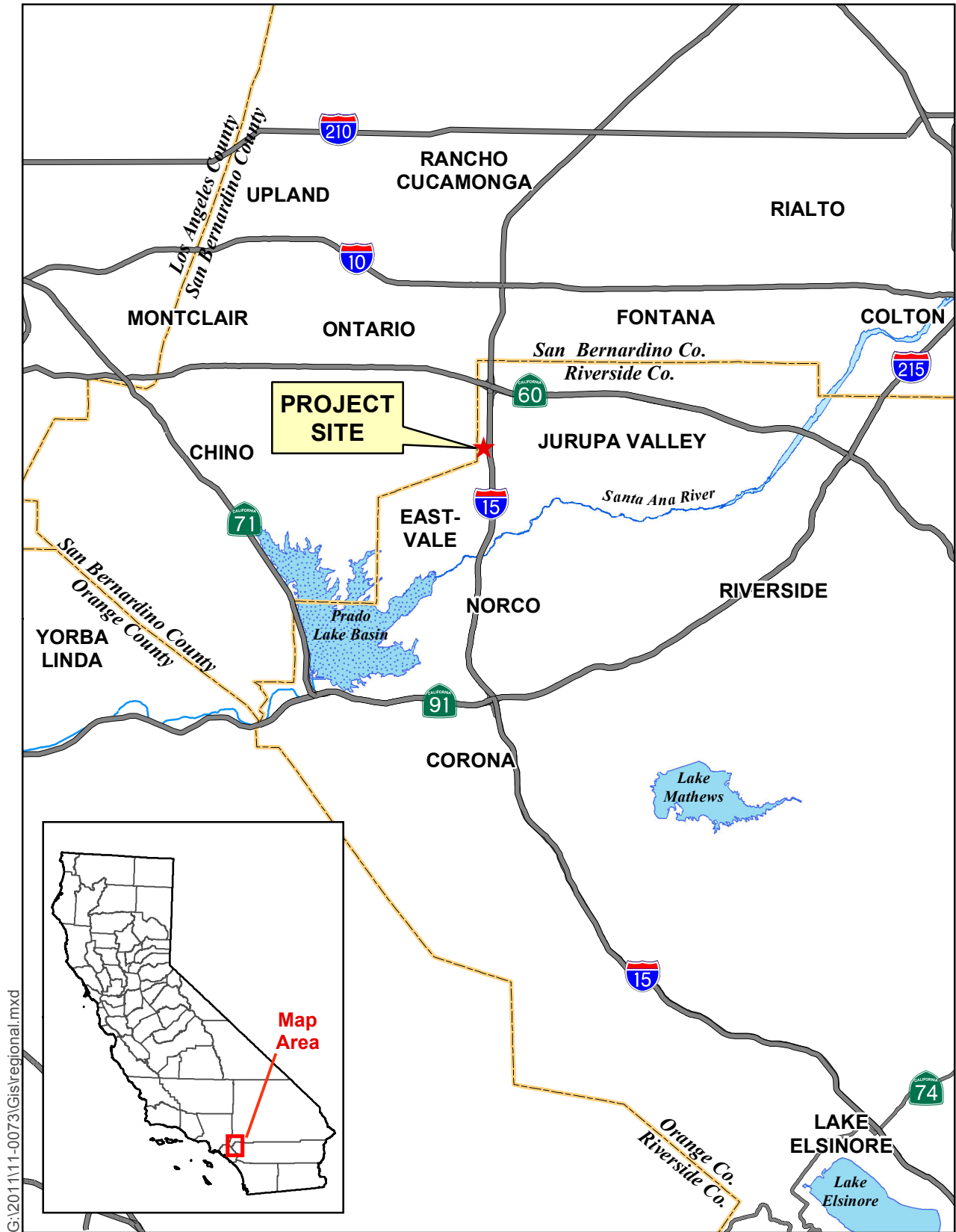
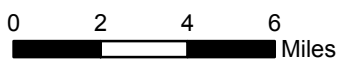


Figure 1. Regional Map

Eastvale Commerce Center

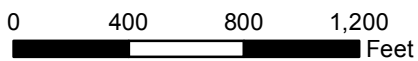




G:\201111-0073\GIS\IS aerial.mxd

Sources: County of Riverside GIS, 2011; Eagle Aerial, April 2010.

Figure 2. Aerial Photograph
Eastvale Commerce Center



PROJECT BACKGROUND

The proposed Eastvale Commerce Center Specific Plan (“Project” or “ECC SP”) would replace the Resort Specific Plan No. 335 previously approved by the County of Riverside in October 2005. As approved, the Resort Specific Plan No. 335 (SP355) provides for approximately 58.39 acres of high density residential development with 646 dwelling units, approximately 72.72 acres of very high density residential development with 1,104 dwelling units, an 8.08-acre elementary school site, and a 13.0-acre community park site. The Resort Specific Plan No. 335 encompasses approximately 195 gross acres and is located on the same project site as the proposed Eastvale Commerce Center Specific Plan.¹ Although the applicant has indicated there is no intent to develop the site in accordance with SP335, it remains in effect and could be implemented if desired by the applicant/owner.

The Eastvale Commerce Center Specific Plan will be prepared and adopted in accordance with the requirements of California Government Code Sections 65450–65457. The Project proposes to amend the General Plan land use designation from High Density Residential (HDR) with a Community Center Overlay to Light Industrial (LI), Heavy Industrial (HI), Commercial Office (CO) and Commercial/Retail (CR). Additionally, the Project proposes to change the zoning from Specific Plan (SP) (Resort Specific Plan No. 335) to SP (Eastvale Commerce Center Specific Plan). When adopted, the ECC SP would establish the land uses, development standards and zoning for the Project site.

PROJECT OBJECTIVES

A clear statement of project objectives allows for the analysis of reasonable alternatives to the proposed Project. A range of reasonable alternatives, both on and off site, that would feasibly attain most of the basic project objectives, while avoiding or substantially lessening the significant effects of the Project, must be analyzed per *CEQA Guidelines* Section 15126.6. The overall intent of the Eastvale Commerce Center Specific Plan is to provide high quality commercial, retail, and industrial uses to serve existing and future residents of the City of Eastvale and to provide additional jobs and economic development within the City. The following are the applicant’s basic development objectives for the Eastvale Commerce Center Specific Plan:

- Provide for the development of a master-planned project consisting of a mix of warehousing/distribution, office/business park, and retail uses.
- Promote the development of a variety of employment and business uses that provide a diversity of employment opportunities for those that live and work in the City of Eastvale and its vicinity.
- Improve the relationship and ratio between jobs and housing so that residents in Eastvale have more opportunities to live and work within the city.
- Accommodate a mix of commercial office and retail development that serves the local community, provides retail and office uses closer to residential areas to help reduce automobile trip and travel distance, and improve air quality.
- Provide the opportunity for a mix of businesses that are easily accessible to the nearby I-15 freeway.

¹ An additional 12 acres located at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road is included in the current Project but is not a part of The Resort Specific Plan No. 335.

² JCSD uses a generation factor of 2,000 gpd/acre for commercial/industrial development (JCSD p.3-4)

³ In adjudicated water basins, the correlative right to use has been defined by a court of law and a Watermaster is appointed by the court to oversee the court judgment. Often times, the court judgment limits the amount of groundwater that can be extracted by all parties to the judgment. Additionally, basin boundaries are defined by the court and do not generally include an

- Develop uses that rely on easy and nearby access to a major interstate freeway (I-15).

PROJECT SITE DESCRIPTION

The topography of the Project site is generally flat, with an elevation ranging from approximately 700 feet to 730 feet above mean sea level (amsl), sloping gently from north to the south, as reflected in **Figure 3, Topography Map**. The Project site has historically been used for dairy, cattle grazing, and agricultural fields with scattered residential buildings. Currently, the site is vacant and approximately 50 acres of the site has been rough graded. The previously existing residential buildings have been removed; there are no structures on the site.

The area surrounding the Project site is primarily developed with industrial uses to the north, agricultural land and a dairy to the west, residential uses to the south, and I-15 to the east, followed by vacant land and industrial uses further to the east, across I-15 within the City of Jurupa Valley. As referenced in **Figure 4, Existing Setting Map**, adjacent to and west of the Project site, is the City of Ontario in the County of San Bernardino. This area adjacent to the Project is located within the City of Ontario's New Model Colony Plan (NMCP).

- The area encompassing the New Model Colony Plan was a Sphere of Influence (SOI) area, commonly referred to as the "Ag Preserve," that was the last significant underdeveloped area in the San Bernardino valley. This area is generally bounded by Riverside Drive to the north, Milliken Avenue and Hamner Avenue to the east, the Riverside County line and Merrill Avenue to the south, and Euclid Avenue to the west. The Plan encompasses approximately 8,200 acres. The New Model Colony Planning Division is responsible for coordinating the implementation of the General Plan through creation of specific plans and review of entitlement plans.

Within the NMCP and located immediately adjacent to and west of the Project site, are two adopted specific plans: the Esperanza Specific Plan and the Rich Haven Specific Plan.

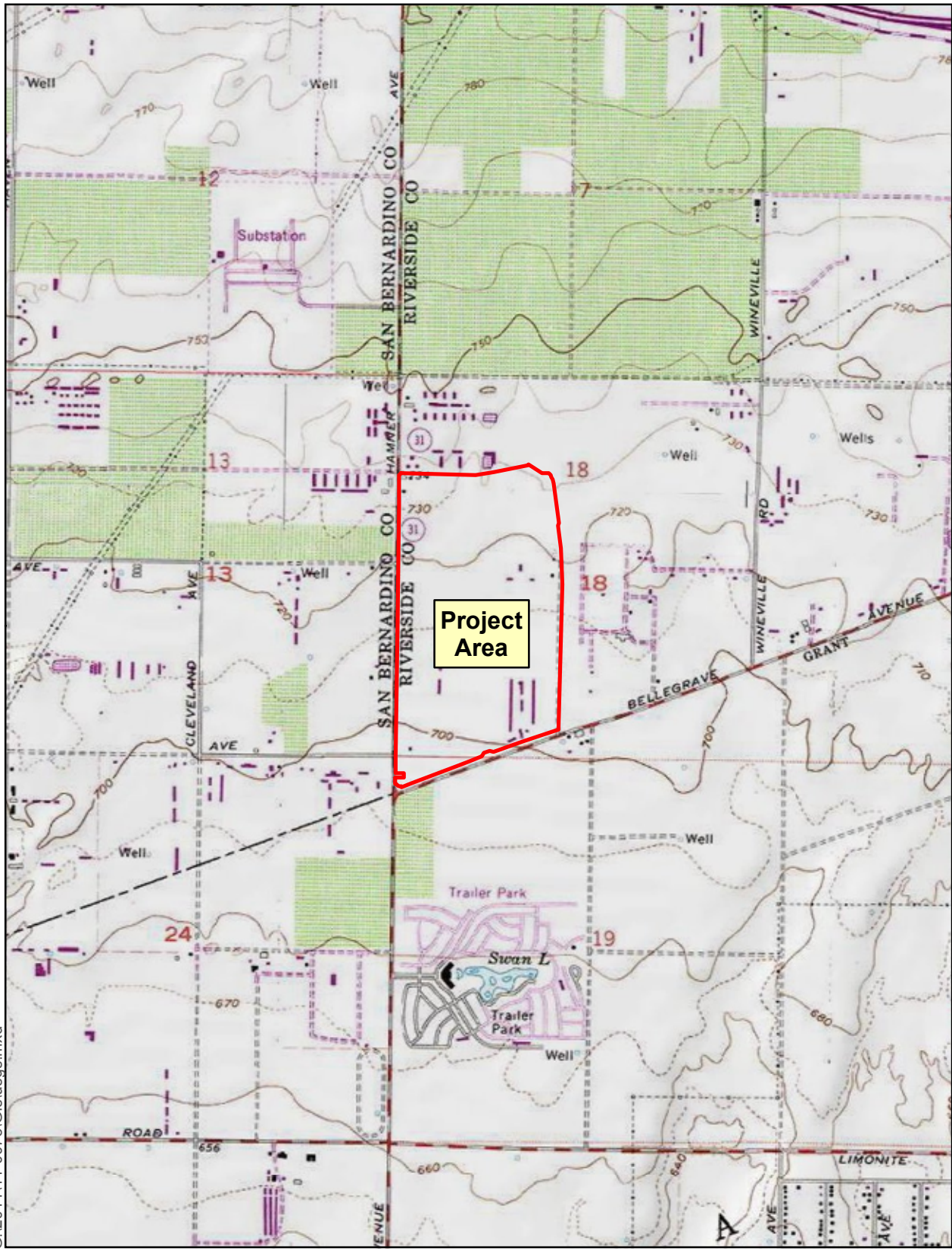
- The Esperanza Specific Plan was adopted in February 2007 by the City of Ontario for the development of up to 1,410 single-family detached and attached residential dwelling units along with a neighborhood park and parkways. The Esperanza Specific Plan is bounded by Bellegrave Avenue to the south, Milliken Avenue to the east, Edison Avenue to the north and Mill Creek (Cleveland Avenue) to the west. Planning areas 6–10 of the Esperanza Specific Plan located along Bellegrave Avenue and Mill Creek Avenue are the only areas of the Specific Plan that have been entitled but there has been no development to date.
- The Rich Haven Specific Plan was adopted on December 4, 2007 by the City of Ontario for the development of 510.6 gross acres of land that is bounded by Riverside Drive to the north, Haven Avenue to the west, Edison Avenue to the south and Milliken Avenue to the east. The Rich Haven Specific Plan allows for up to 4,256 residential units, 889,200 square feet of commercial office uses and 30.1 acres of park land. To date, no development has been approved or taken place under the Rich Haven Specific Plan.

The following roadways currently provide service to the area surrounding the Project site:

- Hamner Avenue – Hamner Avenue is a north-south roadway located adjacent to the west side of the Project site. Hamner Avenue has eastbound and westbound on- and off-ramps at SR-60 and becomes Milliken Avenue north of SR-60. Hamner Avenue runs along the boundary of the City of Eastvale and the City of Ontario.

Initial Study for the Eastvale Commerce Center

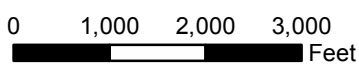
- Bellegrave Avenue – Bellegrave Avenue is an east-west roadway located adjacent to the south side of the Project site. Bellegrave Avenue forms the boundary between the cities of Eastvale and Ontario (and the counties of Riverside and San Bernardino).
- Cantu-Galleano Ranch Road – Cantu-Galleano Ranch Road is an east-west roadway located adjacent to the north side of the Project site. Cantu-Galleano Ranch Road has northbound and southbound on- and off-ramps at I-15 and will extend to the west into the New Model Colony Plan, where it becomes existing Edison Avenue.

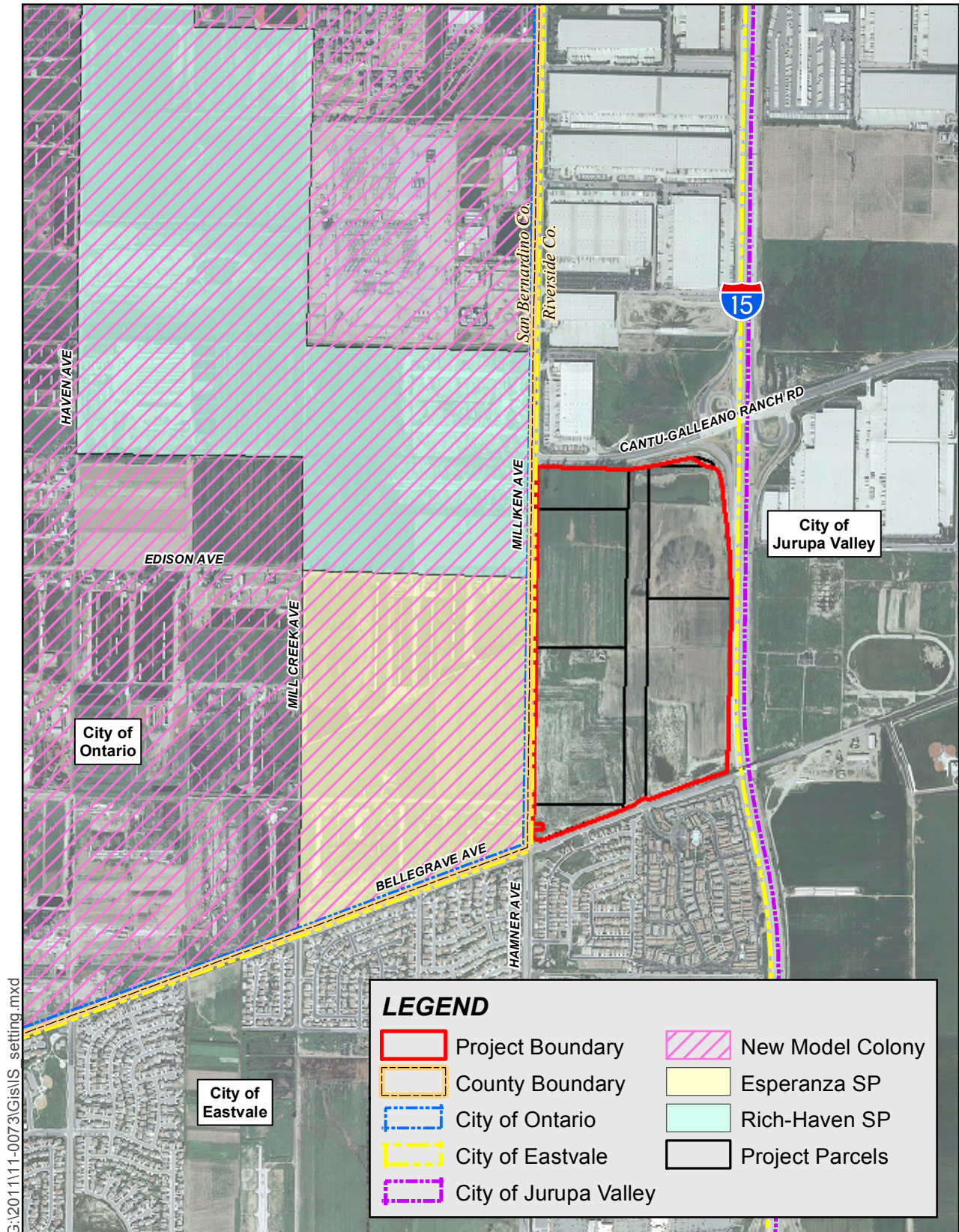


G:\2011\11-0073\Gis\usgs.mxd

Sources: ESRI / USGS 7.5min Quad
 DRGs: CORONA NORTH / GUASTI (1981)

Figure 3. Topography Map
 Eastvale Commerce Center





G:\2011\11-0073\GIS\IS - setting.mxd

Sources: City of Ontario, 2011;
Eagle Aerial, April 2010.

Figure 4. Existing Setting Map
Eastvale Commerce Center



0 400 800 2000
Feet

LAND USE APPLICATIONS

The proposed Project includes the following land use applications:

Specific Plan Case No. 11-0271 (Eastvale Commerce Center Specific Plan): Includes the land use plan, development standards, and design and landscaping guidelines associated with the development of the Eastvale Commerce Center. In addition, the proposed Specific Plan would designate a Retail Overlay Zone on a portion of the land planned for Heavy Industrial development to allow for a degree of flexibility for additional retail development potential.

The proposed Project does not describe an absolute maximum for square footages or floor area ratios. However, for the purposes of the technical evaluation to be provided as part of the forthcoming Environmental Impact Report (EIR), an assumption has been made that there is a square footage (SF) and floor area ratio (FAR) range presented through land use development Scenarios 1 and 2 below.

Under Scenario 1, as reflected in **Table 1, Scenario 1 – Industrial Land Use Plan**, the proposed Project would allow for development under the following land use designations and quantities: 18.8 acres of commercial/retail development, 131.8 acres of heavy industrial development, 32.7 acres of light industrial development, and 22 acres of commercial office development which assumes 217,000 SF of commercial/retail development, 2,950,000 SF of heavy industrial development, 550,000 SF of light industrial and 285,000 SF of commercial office development, as used in the technical analyses prepared as part of the forthcoming EIR.

Under Scenario 2, as reflected in **Table 2, Scenario 2 – Commercial Land Use Plan**, the Project would allow for development under the following land use designations and quantities: 38.8 acres of commercial/retail development, 111.8 acres of heavy industrial development, 32.7 acres of light industrial development, and 22 acres of commercial office development which assumes 425,000 SF of commercial/retail development, 2,540,000 SF of heavy industrial development, 550,000 SF of light industrial and 285,000 SF of commercial office development, as used in the technical analyses prepared as part of the forthcoming EIR.

The range of Scenarios 1 and 2 is summarized in **Table 3, Comparison of Scenarios 1 and 2**, below. Both scenarios provide a range of development of approximately 217,000–425,000 SF of commercial/retail development, 2,540,000–2,950,000 SF of heavy industrial development, 550,000 SF of light industrial, and 285,000 SF of commercial office development.

Table 1, Scenario 1 – Industrial Land Use Plan

Land Use Designation	Gross Acres	Net Acres	FAR	Square Footage
<i>Commercial/Retail</i>	18.8	18.8	0.25	217,000
<i>Heavy Industrial*</i>	131.8	131	0.55	2,950,000
<i>Light Industrial</i>	32.7	30.9	0.5	550,000
<i>Commercial Office</i>	22	20.4	0.55	285,000
Total	205.3	201.1		4,002,000

* The “Heavy Industrial” land use designation, as defined in the ECC SP includes primarily warehousing, distribution, logistic type uses and ancillary uses.

Table 2, Scenario 2 – Commercial/Retail Land Use Plan

Land Use Designation	Gross Acres	Net Acres	FAR	Square Footage
<i>Commercial/Retail</i>	38.8	38.8	0.25	425,000
<i>Heavy Industrial*</i>	111.8	111	0.55	2,540,000
<i>Light Industrial</i>	32.7	30.9	0.5	550,000
<i>Commercial Office</i>	22	20.4	0.55	285,000
Total	205.3	201.1		3,800,000

* The “Heavy Industrial” land use designation, as defined in the ECC SP includes primarily warehousing, distribution, logistic type uses and ancillary uses.

Table 3, Comparison of Scenarios 1 and 2

Land Use Designation	Gross Acreage Range	Net Acreage Range	FAR	Square Footage Range
<i>Commercial/Retail</i>	18.8 to 38.8	18.8 to 38.8	0.25	217,000 (Scenario 1) to 425,000 (Scenario 2)
<i>Heavy Industrial*</i>	111.8 to 131.8	111 to 131	0.55	2,540,000 (Scenario 2) to 2,950,000 (Scenario 1)
<i>Light Industrial</i>	32.7	30.9	0.5	550,000 (Scenarios 1 and 2)
<i>Commercial Office</i>	22	20.4	0.55	285,000 (Scenarios 1 & 2)
Total	205.3	201.1		3,800,000 (Scenario 2) to 4,002,000 (Scenario 1)

* The “Heavy Industrial” land use designation, as defined in the ECC SP includes primarily warehousing, distribution, logistic type uses and ancillary uses.

General Plan Amendment: The requested amendment proposes to change the Project site’s land use designation from High Density Residential (HDR) with Community Center Overlay to Light Industrial (LI), Heavy Industrial (HI), Commercial/Retail (CR) and Commercial Office (CO). The General Plan Amendment also includes the removal of the Project site from the Jurupa Area Plan.

Change of Zone: The Project proposes to change the existing site zoning from SP (Resort Specific Plan No. 335) to SP (Eastvale Commerce Center Specific Plan).

LAND USE/ZONING SUMMARY

Table 4, Existing and Proposed Zoning and Land Use Designations is provided below to reflect both existing and proposed land use and zoning designations for the Project site. The proposed land use plan is reflected in **Figure 5, Proposed Land Use Plan**.

Table 4, Existing and Proposed Zoning and Land Use Designations

	Existing Designation	Proposed Designation
General Plan Land Use	High Density Residential (HDR); Community Center Overlay	Light Industrial (LI), Heavy Industrial (HI), Commercial/Retail (CR), Commercial Office (CO)
Zoning	SP (Resort Specific Plan No. 335)	SP (Eastvale Commerce Center Specific Plan)

PROPOSED SPECIFIC PLAN LAND USES**Commercial/Retail:**

The “Commercial/Retail” specific plan land use designation would accommodate a mixture of neighborhood and regional retail shopping, restaurants, entertainment, lodging, fueling stations, fitness, medical office and showroom uses, generally similar to those permitted in the City’s CP-S zoning district.

Light Industrial:

The “Light Industrial” specific plan land use designation would accommodate a mixture of professional office, light industrial, research and development, assembly and related storage, light manufacturing, and support service uses.

Industrial:

The “Industrial” specific plan land use designation would accommodate distribution, warehouse, and assembly and manufacturing uses.

Business Park:

The “Business Park” specific plan land use designation would allow for research and development, and a variety of professional office uses.

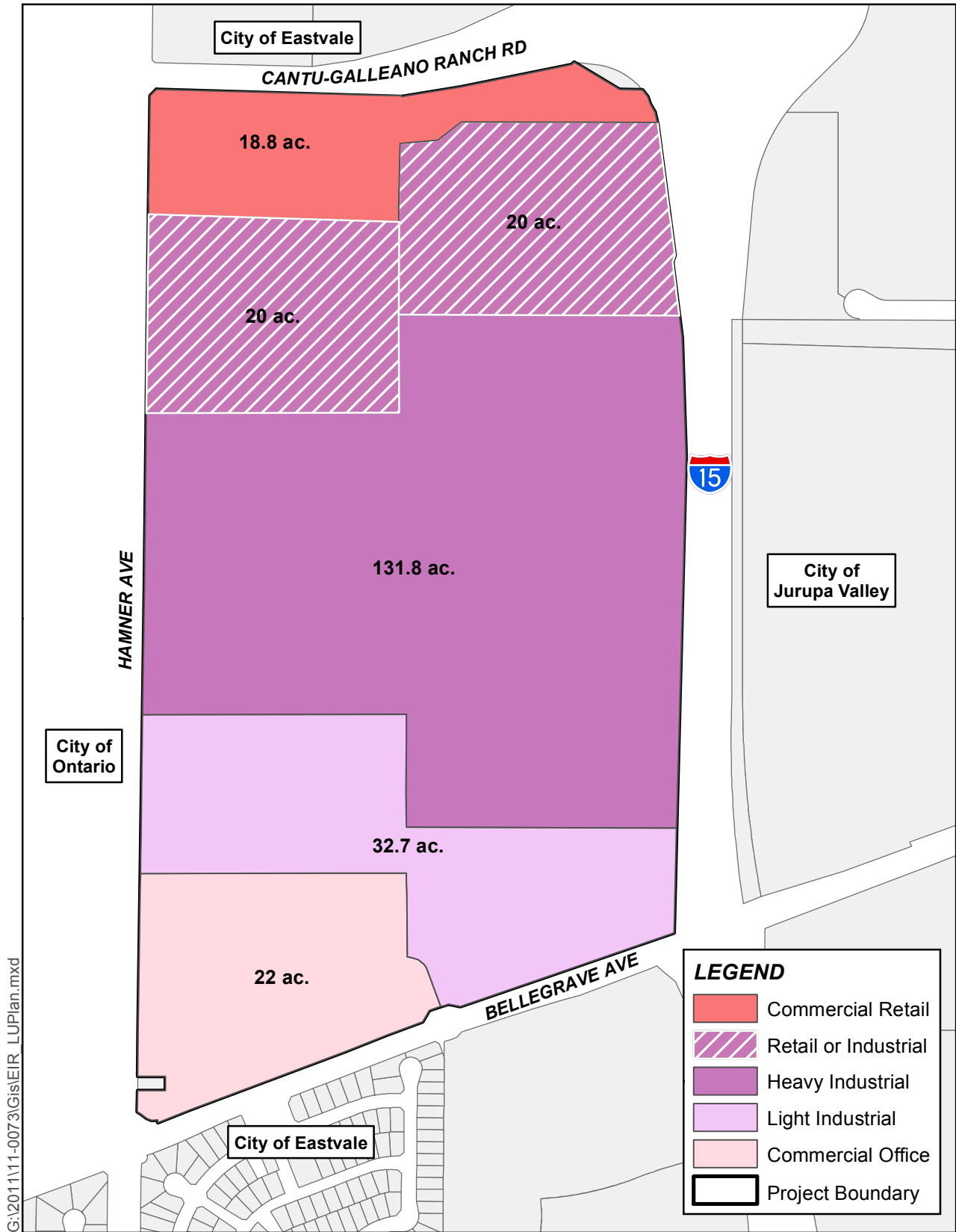


Figure 5. Land Use Map
Eastvale Commerce Center

PROPOSED PROJECT INFRASTRUCTURE/UTILITIES

The Eastvale Commerce Center Specific Plan lies within the boundaries of the Riverside County Flood Control and Water Conservation District's Eastvale Area Drainage Plan. The Eastvale Area Drainage Plan's proposed Line E-1 alignment crosses the Project site in a north-south direction and connects to the County Line Channel at the southwest corner of the Project site (at the intersection of Hamner Avenue and Bellegrave Avenue). A portion of Line E-1 is already constructed in Bellegrave. The Project would require construction of new storm water drainage systems to accommodate the additional runoff associated with the increase of impervious surfaces on the Project site. The proposed Project would include a 100-year capacity subsurface storm water system including the construction of Line E-1. The on-site storm water system will connect to the County Line Channel at the intersection of Hamner Avenue and Bellegrave Avenue. No additional off-site drainage facilities will be constructed as part of the proposed Project.

The proposed Project would require utility services provided by these purveyors:

<u>Purveyor</u>	<u>Type of Services</u>
Jurupa Community Services District	potable water, sanitary sewer
Charter Communication	cable
Pacific Bell	telephone
Southern California Edison	electricity
Southern California Gas Company	natural gas
International Rubbish Service	solid waste disposal
Riverside County Flood Control	storm drain

A 16-inch-diameter, 1,110-foot pressure zone water line exists west of the Project site along Hamner Avenue. This water line, as well as other improvements in the 1,110-foot pressure zone, was constructed with Community Facility District (CFD) No. 1 funds and use of this pressure zone for the Project would potentially require annexation into the CFD or reimbursement of construction costs to the CFD.

The Jurupa Community Services District (JCSD) has the authority to provide sewer service to customers within its service area. There are currently no local JCSD sewer system facilities within or adjacent to the Project site. A 21-inch-diameter CFD sewer line is located within Hamner Avenue at the western boundary of the Project site and connects with the 42-inch Santa Ana Regional Interceptor (SARI) line located within Bellegrave Avenue; however, these sewer facilities are designed to primarily receive industrial waste. The sewer flow generated by the non-industrial uses within the Project may be treated and disposed of through the Western Riverside County Regional Wastewater Authority (WRCRWA) Regional Wastewater Reclamation Plant, located south of River Road and west of Archibald Avenue in the City of Eastvale.

The projected average daily wastewater that will be generated by the Eastvale Commerce Center Specific Plan is approximately 410,600 gpd (gallons per day)². The proposed Project may be required to contribute to the installation of an 18-inch-diameter trunk sewer line on the southern boundary of the Project site on Bellegrave Avenue. The Project may contribute to the need for installation of additional sewer lines, including those located between the western boundary of the Project site on Bellegrave Avenue to Archibald Avenue, and those located within Archibald Avenue between Bellegrave Avenue

² JCSD uses a generation factor of 2,000 gpd/acre for commercial/industrial development (JCSD p.3-4)

and Chandler Avenue. The extent of sewer infrastructure that the Project would be responsible for depends upon the degree of development of the area at the time the Project is implemented.

B. Type of Project:

Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area:

The Project site encompasses approximately 205 acres.

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: 18.8 - 38.8	Lots: n/a	Sq. Ft. of Bldg. Area: 217,000 - 425,000	Est. No. of Employees: 434 - 850
Industrial Acres: 144.5 - 164.5	Lots: n/a	Sq. Ft. of Bldg. Area: 3,090,000 - 3,500,000	Est. No. of Employees: 2,227-2,501
Other (Office) Acres: 22	Lots: n/a	Sq. Ft. of Bldg. Area: 285,000	Est. No. of Employees: 475

D. Assessor's Parcel No(s):

160-020-005, 160-020-006, 160-020-023, 160-020-024, 160-020-025, 160-020-029, 160-020-030, 160-020-031

E. Section, Township & Range Description or reference/attach a Legal Description

The Project site is located within Township 2 South, Range 6 West, Section 18, San Bernardino Baseline and Meridian, and is identified on the USGS Corona North/Guasti Quad Map (**Figure 3, Topography Map**).

F. Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings

The Project site is located in the City of Eastvale, in western Riverside County. The boundaries of the Project site are delineated by Cantu-Galleano Ranch Road on the north, Hamner Avenue on the west, I-15 on the east, and Bellegrave Avenue on the south. The topography of the Project site is generally flat, sloping gently from north to south. The Project site has historically been used for dairy, cattle grazing, and agricultural fields with scattered residential buildings. The site is currently entirely vacant land that is cultivated. Approximately 50 acres of the Project site have been rough graded. Surrounding land uses include vacant land, dairies and other agricultural uses, single-family and multi-family residential development and industrial warehouse uses.

AESTHETICS

Scenic views of the mountains located approximately 15 miles north of the Project site are visible on clear days from all north/south roadways in the area. Currently, rural residences, barns, windrows, houses and apartments exist near the Project site.

The Project site is adjacent to I-15, which is not a designated State or County Scenic Highway; nor is it identified as eligible for State or County designation as a scenic highway. The nearest Officially Designated State Scenic Highways are Highway 91 (from the Anaheim city limit west to State Route 55) approximately 20 miles southwest of the Project site, and Highway 243 approximately 40 miles west of the site. Therefore, the Project site is not located within a scenic highway corridor.

AGRICULTURAL RESOURCES

Agriculture faces continuing pressure from urbanization, foreign competition, and rising production costs. Despite these pressures, those areas which remain in agricultural production represent a significant open space and economic resource for the County. Crop valuation throughout the County of Riverside decreased by \$2,885,700 from the year 1993 to 2009. The Riverside/Corona area specifically has seen a decrease in valuation of 30% over the last three years.

Agriculture was historically the primary land use in the Eastvale area prior to the last decade, including dairies, crop farms, and wineries. Dairy operations in the area began approximately 40 years ago. At its height, the larger Chino Basin, of which Eastvale is a part, contained the highest concentration of dairy animals found anywhere in the world. According to the State of California Department of Food and Agriculture, there were approximately 354 dairies operating in the Chino Basin in 1989. As of 2003, a total of 243 dairies operated in the Riverside and San Bernardino Counties (96 in Riverside County, 184 in San Bernardino County). In 2010, the number of dairies was further reduced to 35 in Riverside County and 88 in San Bernardino County (CDFA, p. 11).

Most of the Project site has been used for agricultural purposes during the past four decades. Prior to the 1970s, the agricultural use consisted of cultivated agricultural fields. During the 1970s, three dairy operations were developed on the subject property and that dairy use, along with some field crop usage, continued until approximately 2001. Since that time all of the dairy operations have been discontinued and all of the dairy-related structures have been demolished. The site was diminished from the Mira Loma Agricultural Preserve No. 1 on December 20, 2005, but is currently designated as farmland of Local Importance according to the State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (SCDC).

AIR QUALITY

The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB consists of Orange County, the coastal and mountain portions of Los Angeles County, as well as Riverside and San Bernardino Counties. Regional and local air quality within the SCAB is affected by topography, atmospheric inversions, and dominant onshore flows. Topographic features such as the San Gabriel, San Bernardino, and San Jacinto Mountains form natural horizontal barriers to the dispersion of air contaminants. The presence of atmospheric inversions limits the vertical dispersion of air pollutants. With an inversion, the temperature initially follows a normal pattern of decreasing temperature with increasing altitude, however, at some elevation, the trend reverses and temperature begins to

increase as altitude increases. This transition to increasing temperature establishes the effective mixing height of the atmosphere and acts as a barrier to vertical dispersion of pollutants.

Dominant onshore flow provides the driving mechanism for both air pollution transport and pollutant dispersion. Air pollution generated in coastal areas is transported east to inland receptors by the onshore flow during the daytime until a natural barrier (the mountains) is confronted, limiting the horizontal dispersion of pollutants. The result is a gradual degradation of air quality from coastal areas to inland areas, which is most evident with the photochemical pollutants formed under reactions with sunlight such as ozone.

The Project site is located in Source Receptor Area (SRA) 23. A SRA is a source area in which contaminants are discharged and a receptor area is that area in which the contaminants accumulate and are measured. Any of the areas can be a source area, a receptor area, or both a source and receptor area. Although the overall air quality in SRA 23 is improving, one exception is the ambient concentration of particulate matter smaller than or equal to 10 microns (μm) in diameter (PM-10 and PM-2.5). Over the last decade, the state air quality standard for PM-10 has been consistently exceeded in the area, and the federal standard has been exceeded in all but four years (1998 and 2000–2002). The 1997 federal annual average standard for PM-2.5 ($15 \mu\text{g}/\text{m}^3$) was upheld by the U.S. Supreme Court in February 2001. The state standard annual average standard for PM-2.5 ($12 \mu\text{g}/\text{m}^3$) was finalized in 2003 and became effective on July 5, 2003.

The sources contributing to particulate matter pollution include road dust, windblown dust, agriculture, construction, fireplaces and wood burning stoves, and vehicle exhaust. Specifically, SCAQMD data indicates the largest component of PM-10 particles in the Riverside area comes from dust (unpaved roads, unpaved yards, and vacant land that has been disced).

PM-2.5 particles are manmade particles resulting from combustion sources. According to SCAQMD, one component of PM-2.5 pollution in Riverside County comes from ammonium nitrate (NH_4NO_3) particulates. Nitrogen oxide (NO_x), emitted throughout the SCAB by vehicles, reacts with ammonia produced from livestock and horses to form ammonium nitrate. Organic carbon particles generated from paints, degreasers and vehicles, are another component of PM-2.5 pollution. The last notable constituent of PM-2.5 sources is elemental carbon, which is used as a surrogate for diesel particulates.

BIOLOGICAL RESOURCES

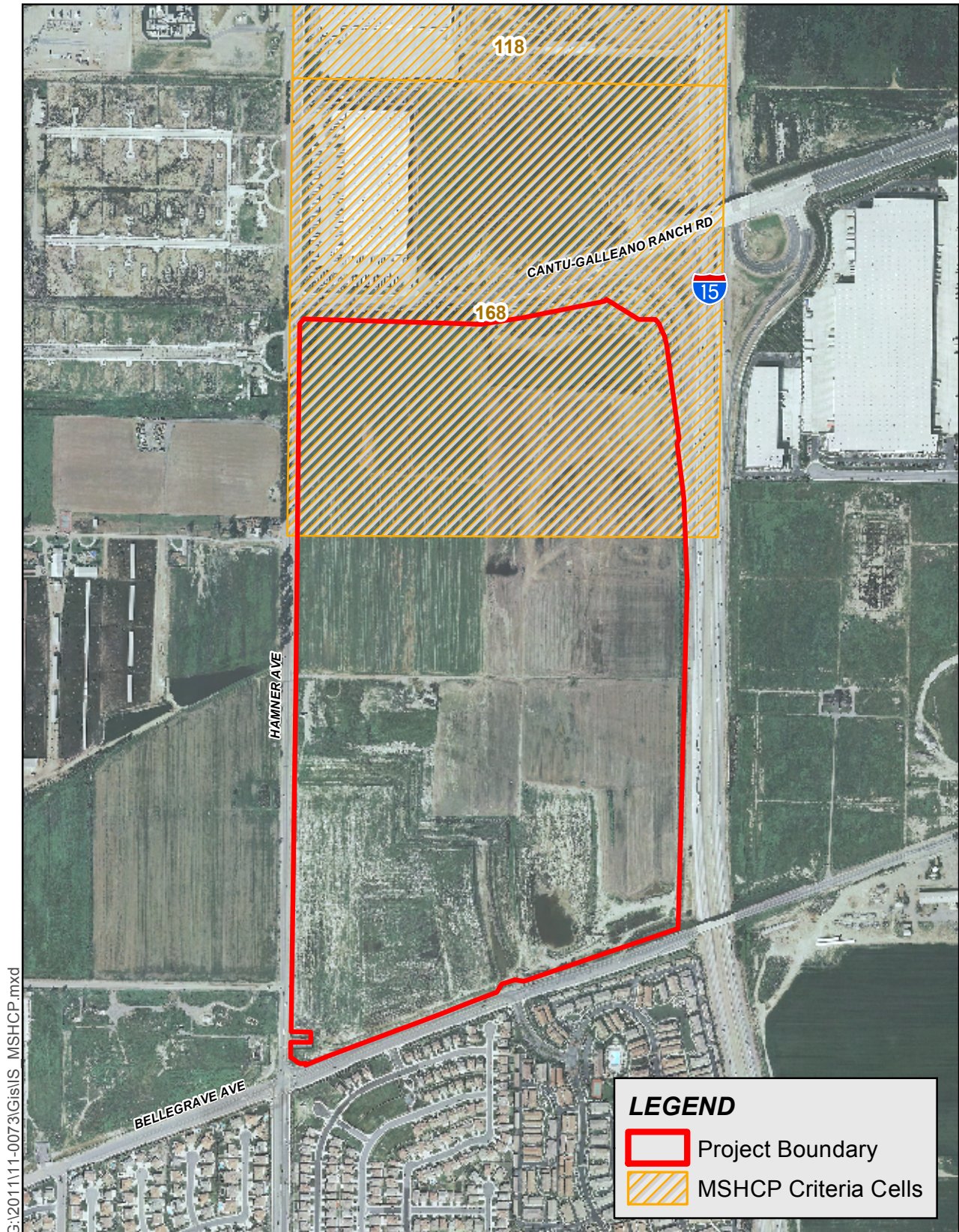
There are several areas within the Project vicinity that have been conserved for natural resources including the Jurupa Mountains, the Santa Ana River Corridor, and the Prado Basin. The Jurupa Mountains provide habitat for the federally-endangered Delhi Sands Flower-loving fly and are located approximately five (5) miles northeast of the Project site. The Santa Ana River Corridor is a major water feature in Southern California that provides habitat for wetland vegetation and wildlife species including birds and fish. The Project site is located approximately three (3) miles north of the Santa Ana River. The Prado Basin, located approximately eight (8) miles southwest of the Project site, serves as a water storage and flood control facility for Orange County. Prado Basin is also considered the largest wetland in Southern California and is rich in both plant and animal life. Prado Basin serves as habitat for rare, threatened, and endangered species. As designated by the USFWS, the Prado Basin serves as critical habitat for the state-endangered, federally-endangered least Bell's vireo, a small songbird that nests in the willows within the Prado Basin.

The Project site is a highly disturbed parcel and former site of three dairies that contains scattered surface debris (green waste, manure, concrete rubble, etc.) dominated by dense non-native ruderal

or remnant cultivation vegetation. Overall vegetative cover ranges from approximately 95–100 percent. The Project site is currently vacant after three former residences were demolished in conjunction with the clearing of the Project site of dairy-related structures in 2004. Portions of the site have been disced, and approximately 50 acres of the site have been rough graded based on the previously approved Resort Specific Plan. The Project site also contains evidence of soil disturbances associated with adjacent land development such as compacted areas containing road-base material along the freeway, site boundaries, and installed utilities. Farming is currently taking place on the site.

No USGS Topographic blue-line drainages are mapped on the Project site according to review of the "Corona North" and "Guasti" USGS topographic maps (**Figure 3, Topography Map**). Several artificial low-lying areas are present on the Project site and a detention basin is located in the northeastern portion of the Project site.

The Project site is located within an area subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Assessor parcel numbers (APNs) 160-020-005, 160-020-024, 160-020-029, 160-020-030, and 160-020-031 (see **Figure 6, Western Riverside County Multiple Species Habitat Conservation Plan**) located along the northern and eastern boundary of the Project site adjacent to I-15 and Cantu Galleano Ranch Road, lie within MSHCP criteria cell 168 which is identified as a Delhi Sands area containing Delhi fine sand soils which is considered suitable habitat for the Delhi Sands Flower-loving fly. Focused survey efforts from 2000 to 2003 recorded no occurrence of flies on the Project site. The MSHCP also identifies the Project site as having the potential for burrowing owl or narrow endemic plant species to occur. No other species listed as threatened or endangered under the State or Federal Endangered Species Acts are expected to occur at the Project site due to absence of suitable habitat.



Sources: Riverside Co. MSHCP, 2003;
Eagle Aerial, April 2010.

**Figure 6. Western Riverside County
Habitat Conservation Plan**

Eastvale Commerce Center

0 400 800 1,200
Feet



TOPOGRAPHY/GEOLOGY/SOILS

The terrain of the Project site is generally level, with an elevation ranging from approximately 700 feet to 730 feet amsl sloping gently north to south (see **Figure 3, Topography Map**). The Project site is located in the Chino Basin in the northern portion of the Peninsular Range geomorphic province of California. Major geologic features surrounding the Project site include the Cucamonga fault and the San Gabriel Mountains, both approximately 12 miles to the north, the Chino-Central Avenue fault approximately 6 miles to the southwest, Puente/Chino Hills, approximately 8 miles to the west, the San Jacinto fault, approximately 12 miles to the east and the Elsinore Fault, approximately 8 miles to the southwest. The site is within an area of large-scale crustal disturbance as the relatively northwestward-moving Peninsular Range Province collides with the Transverse Range Province (i.e., San Gabriel and San Bernardino Mountains) to the north (FEIR 465, p. V-102).

The Project site is underlain by young alluvial deposits eroded from the mountains surrounding the basin and deposited in the site vicinity. According to the Soil Surveys for Western Riverside County (USDA, 1971) and southwestern San Bernardino County, there are seven different soil series within the Project boundary. They are: Hilmar loamy very fine sand (approximately 37.77% of the site), Hilmar loamy sand (approximately 38.99% of the site), Hilmar loamy fine sand (approximately 13.38% of the site), two types of Delhi fine sand (approximately 3.71% of the site), Grangeville loamy fine sand (approximately 2.49% of the site), and Gorgonio loamy sand (approximately 3.66% of the site). These soils are part of the Hanford-Tujunga-Greenfield association that is characterized with very deep and well-drained to excessively drained soils. Typically, these soils have a surface layer of sand to sandy loam and located on alluvial fans and flood plains. Due to the historical dairy operations on the Project site, there may be a large accumulation of manure and organic matter covering these mapped soils (FEIR 465, p. V-102).

WATER QUALITY

The Project site is located in the Santa Ana River Watershed. The Santa Ana River, located approximately three (3) miles south of the Project site, is the major surface water body within the Santa Ana Watershed. It conveys water approximately 69 miles from the San Bernardino Mountains to the Pacific Ocean through San Bernardino, Riverside, and Orange Counties. The river drains between the Chino Hills and the Santa Ana Mountains, through the narrow Santa Ana Canyon, southwest of the Project site. It then emerges from the canyon and flows through the coastal plain to empty into the Pacific Ocean, located approximately 40 miles southwest of the proposed Project site.

The Project site overlies the Chino Subbasin (DWR Basin No. 8-2.01), within the Santa Ana Valley Groundwater Basin. The Chino Subbasin is an adjudicated³ basin and occupies approximately 235 square miles in the Upper Santa Ana River watershed. Groundwater in this zone predominantly flows in a southerly direction. Groundwater recharge occurs through direct percolation of precipitation, irrigation returns, and subsurface inflows. Extraction primarily occurs through groundwater extraction and subsurface discharge into the Santa Ana River.

Over time, groundwater quality in the lower Chino Subbasin has deteriorated. Groundwater in portions of the Chino Subbasin exceeds Environmental Protection Agency (EPA) drinking water

³ In adjudicated water basins, the correlative right to use has been defined by a court of law and a Watermaster is appointed by the court to oversee the court judgment. Often times, the court judgment limits the amount of groundwater that can be extracted by all parties to the judgment. Additionally, basin boundaries are defined by the court and do not generally include an entire basin.

standards for nitrates and total dissolved solids (TDS), and exceeds water quality objectives listed in the Santa Ana Regional Water Quality Control Board (SARWQCB) Basin Plan for these constituents. In particular, the Chino Ground Water Basin south of Highway 60 has elevated concentrations of TDS and nitrates. High nitrate concentrations in waters used for drinking can be toxic to human life, and infants are particularly at risk and can develop “blue baby syndrome⁴” (SARWQCB, p. 4-14). The federal drinking water standard for nitrate (as NO₃) has been set at 45 mg/L. High TDS (salts) in drinking water has poor taste, and in irrigation water can negatively impact plant growth. Irrigation waters should not have a TDS concentration above 700 mg/L. One primary source of the nitrate and TDS groundwater pollution in the Chino Basin has been the approximate forty year history of dairy and agricultural land uses (SARWQCB, p. 5-86).

UNIQUE ENVIRONMENTAL CONDITIONS – METHANE

Due to the historical presence of dairies in the area, methane accumulation in the subsurface and surface ground cracking are potential problems as former dairies are developed with residential and commercial structures. Methane generation in the subsurface is a result of organic matter decomposition with the soil in oxygen-deficient conditions. Areas prone to methane accumulation are near ponds used to store wastewater generated by the dairy. Surface ground cracking is also associated with organic materials (manure) mixed with the native soils.

⁴ Excessive nitrates in drinking water can adversely affect children’s health and sometimes cause a disease called blue baby syndrome. As the nitrates are ingested, they are changed into nitrate from the gastrointestinal tract and interact with the hemoglobin while in the blood forming high amounts of methemoglobin which cannot carry sufficient oxygen. This affects infants tissue and organs causing a bluish coloring and possibly result in long-term digestive and respiratory system problems. (Available at <http://www.bluebabysyndrome.org/59/what-is-blue-baby-syndrome/>, accessed on September 8, 2011.)

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

On October 1, 2010, the City of Eastvale officially incorporated and became a City. As such, the City adopted the Riverside County General Plan (GP) and the Final Program Environmental Impact Report for the General Plan (GP FPEIR) as its policy documents as well as all Riverside County Ordinances to guide the City until such time a new general plan and ordinances are adopted.

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is designated High Density Residential (HDR) with a Community Center Overlay. The proposed Project would change the existing General Plan land use designation to Light Industrial (LI), Heavy Industrial (HI), Commercial/Retail (CR) and Commercial Office (CO) and would remove the Project site from the Jurupa Area Plan.
- 2. Circulation:** After construction, Project-related traffic will consist of vehicles generated from the commercial retail and industrial users of the Project. Implementation of the Project would include road improvements to Bellegrave Avenue, Hamner Avenue and Cantu-Galleano Ranch Road consisting of three driveway entrances with vehicular entryways off of Bellegrave, Cantu-Galleano and Hamner Road. Other non-signalized access points may also be developed. In addition, interior roads are proposed to be installed within the Project in order facilitate circulation to the various components of the Project and provide parking. These improvements are consistent with Circulation Element policy C 3.2, which states:

C 3.2 Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.

Furthermore, the proposed Project is adjacent to existing residential uses and will include sidewalks to facilitate pedestrian access and is thus, consistent with Circulation Element Policy C 1.7, which states:

C 1.7 Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.

- 3. Multipurpose Open Space:** The proposed Project is not expected to conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. There are no policies within the Multipurpose Open Space Element that are applicable to the proposed Project
- 4. Safety:** The proposed Project site is not located within a Fault Zone but is within a ground shaking zone, an active subsidence zone and has a moderate potential for liquefaction. The proposed Project is not located in a wildfire susceptibility area. The Project proposes a mix of commercial and industrial land uses that will allow for future structures to be occupied by humans. Therefore the proposed Project would be required to comply with General Plan Policy S 2.2 and S 3.8 which state the following:

S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement as part of the environmental and development review process, for any structure proposed for human occupancy, and any structure whose damage would cause harm.

S 3.8 Require geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, as identified in Figure S-7 and the Technical Background Report, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore valleys, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.

- 5. Noise:** Noise will be generated during the construction of the Project; however, construction hours will be limited through adherence to General Plan policies N 12.1, N 12.2, and N 12.4, which state:

N 12.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 12.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N 12.4 Require that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

On-site noise generated by the proposed Project would be limited through adherence to General Plan Policy N 4.1, which states:

N 4.1 Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels: (AI 105)

a. 45 dBA-10-minute L_{eq} between 10:00 p.m. and 7:00 a.m.

b. 65 dBA-10-minute L_{eq} between 7:00 a.m. and 10:00 p.m.

- 6. Housing:** Implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing. Thus, the proposed Project would not conflict with General Plan Housing Element policies.
- 7. Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project would comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and is thus, consistent with General Plan policy AQ 4.9, which states:

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1 and support appropriate future measures to reduce fugitive dust emanating from construction sites.

Implementation of the proposed Project would not conflict with policies in the General Plan Air Quality Element.

B. General Plan Area Plan(s):

The Project site is located within the Jurupa Area Plan. However, a proposed General Plan Amendment would remove this area from the Jurupa Area Plan.

C. Foundation Component(s):

The Project site is located within the Community Development Foundation Component. This component depicts areas where urban and suburban development are appropriate to foster variety and choice, accommodate a range of life styles, living and working conditions and accommodate diverse community settings.

D. Land Use Designation(s):

The Project Site’s land use designation is High Density Residential (HDR). The HDR land use designation allows for detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category with a density range from 8.0 to 14.0 dwelling units per acre.

E. Overlay(s), if any:

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied “over” an underlying land use designation to provide another layer of guidance or a variety of options. The Project site is currently located within the Community Center Overlay which is a tool applied in areas where the intent under the General Plan is for either a Community Center to be developed or for the underlying designated land use to be developed depending on the desires of the affected landowners. However, as discussed above, the proposed Project includes a General Plan Amendment which would remove the Project site from the overlay.

F. Policy Area(s), if any:

General Plan Policy Areas are districts that contain unique standards tailored to a local geographic area which sometimes alter the allowable uses and maximum densities/intensities within the particular district. The Project site is not located in a General Plan Policy Area.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any

Item	Direction	Designation
Area Plans	North	Jurupa Area Plan-County of Riverside, as adopted by the City of Eastvale
	East	Jurupa Area Plan- County of Riverside, as adopted by the City of Jurupa
	South	Eastvale Area Plan-County of Riverside, as adopted by the City of Eastvale
	West	N/A (City of Ontario)
Foundation Components	North	Community Development
	East	Community Development

Initial Study for the Eastvale Commerce Center

Item	Direction	Designation
	South	Community Development
	West	N/A (City of Ontario)
Land Use Designations	North	Light Industrial (LI)
	East	Business Park (BP)
	South	Medium Density Residential (MDR) and High Density Residential (HDR)
	West	Low Density, Medium Density and Mixed Use (City of Ontario)
Overlays	Community Center Overlay	
Policy Areas	There are no Policy Areas in the vicinity of the Project site.	

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:

The Resort Specific Plan No. 335 would be replaced by the Eastvale Commerce Center Specific Plan Project No. 11-271.

2. Specific Plan Planning Area, and Policies, if any:

The proposed Project would affect the entire boundary of The Resort Specific Plan No. 335.

I. Existing Zoning:

The Project site zoning designation is SP (The Resort Specific Plan No. 335).

J. Proposed Zoning, if any:

The proposed Project would change the zoning to SP (Eastvale Commerce Center Specific Plan).

K. Adjacent and Surrounding Zoning:

North:	Industrial Park (I-P)
East:	Heavy Agriculture (A-2-10)
South:	General Residential (R-3) and Planned Residential (R-4)
West:	Specific Plan (SP) - City of Ontario

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Eric Norris, Planning Director

Date

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

AESTHETICS

AESTHETICS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impacts
Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; GP-Figure C-9, “Scenic Highways”

Findings of Fact:

- a) The proposed Project site is adjacent to I-15, which is not designated as a State or County Scenic Highway. Additionally, I-15 is not identified as eligible for State or County designation as a scenic highway. The Project site is not located within a scenic highway corridor. The nearest officially designated state scenic highways are Highway 91 (from the Anaheim city limit west to State Route 55) approximately 20 miles southwest of the Project site, and Highway 243 approximately 40 miles east of the Project site. Therefore, **no impacts** are anticipated and this issue will not be further analyzed in the forthcoming EIR.
- b) Scenic qualities of a landscape are somewhat subjective and therefore, assessment of such can be problematic, especially when considering changes to long-standing vistas from local highways and roadways. However, no specific scenic resources such as rock outcroppings, trees or unique features exist on the Project site. The prominent scenic vistas in the Project vicinity are of the San Gabriel Mountains to the north and the Cleveland National Forest much more distant to the south. The Project site is currently vacant; development of the Project would change the appearance of the Project site from the surrounding uses and adjacent public roadways. However, the Eastvale Commerce Center Specific Plan includes development standards, and design and landscaping guidelines, among other things, that will ensure that development of the Project would not create an aesthetically offensive site open to public view. The proposed Project includes multi-level industrial and office buildings,

similar to those in nearby developed areas, which would potentially impair views of the mountains for short distances as one approaches the Project site via northbound I-15. While the proposed Project would change the visual character and quality of the environment from its current state, these changes would provide improved aesthetic value through Project design, architectural features, and landscape elements. However, the scale of the proposed industrial buildings, cover one million square feet which could result in significant aesthetic impacts. Therefore, impacts are considered **potentially significant** and this issue will be addressed further in the forthcoming EIR.

AESTHETICS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
2. Light and Glare				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Ord. 461; Ord 655

Findings of Fact:

a) The proposed Project would create new sources of nighttime light from the lighting associated with parking areas and the Project’s evening uses and/or security lighting. Spill of light onto surrounding properties and “night glow” can be reduced by using hoods and other design features on the light fixtures used for the proposed Project. Inclusion of these design features as a part of the Project, are required through standard City conditions of approval, plan checks, permitting procedures, and code enforcement regulations.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials. Daytime glare is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass or windshields of parked cars. Glare-sensitive uses include residences, hotels, transportation corridors and aircraft landing corridors. The Project site does have sensitive receptors located to the south with residential uses and to the east as the site is adjacent to I-15. However, the Project site is not located in an airport influence area and the proposed Design Guidelines would require landscaping to buffer adjacent land uses that are different. Thus, impacts from glare on sensitive receptors would be less than significant. Therefore, potential impacts resulting from light and glare are considered **less than significant** and this issue will not be addressed in the forthcoming EIR.

b) Existing and proposed residential uses within the vicinity of the proposed Project would be subject to additional nighttime light levels due to additional street lights and other outdoor security lighting that is proposed as part of the Project. However, the proposed Project would reduce light spill to surrounding areas through the use of hoods and other design features. Inclusion of these design features in the Project would be required through implementation of standard City conditions of approval, plan check and permit procedures. Therefore, impacts from lighting to the surrounding residential uses are considered to be **less than significant** and this issue will not be addressed further in the forthcoming EIR.

AGRICULTURE AND FOREST RESOURCES

AGRICULTURE and FOREST RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS; SCDC

Findings of Fact:

- a) The Riverside County Land Information System (RCLIS) identifies the entire Project site as Farmland of Local Importance. The State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (SCDC) also identifies the entire Project site as Farmland of Local Importance. The General Plan defines Farmland of Local Importance as farmlands not included as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, but of "locally significant economic importance." The Project is proposing the development of commercial, industrial and business park uses which will convert designated Farmland of Local Importance to non-agricultural uses. Therefore impacts are considered **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) The Project site contains six parcels which, at varying times, were under Williamson Act contracts; all of which are now expired. The Project site is currently zoned SP (Resort Specific Plan No. 335) with an underlying land use designated HDR and is currently vacant. However, while not under a Williamson Act contract, land located directly adjacent of the Project site to the west, is currently in agricultural use. Thus, while the Project site is not in a Williamson Act contract, it is located adjacent to an agricultural use. Therefore, impacts are considered **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) Located immediately adjacent to the Project site to the west are parcels within the City of Ontario that are currently zoned SP (Specific Plan) and are included within the City of Ontario's proposed Esperanza Specific Plan (adopted in February 2007) and the Rich Haven Specific Plan (adopted on December 4,

Initial Study for the Eastvale Commerce Center

2007). Located to the east of the Project site, across I-15 is APN 160-040-042 which is zoned A-2-10 (Heavy Agriculture). APN 160-040-042 is located approximately 300 feet away from the Project site, across I-15. Residential uses are located to the south of the Project site and are zoned R-3 (General Residential) and R-4 (Planned Residential). An existing industrial business park is located to the north of the Project site which is zoned I-P (Industrial Park). Given that development of the proposed Project is part of the overall land use pattern within the vicinity of the Project site and that development has already taken place, or is planned to take place, on all four sides of the Project site, the proposed Project is not anticipated to cause development of non-agricultural uses within 300 feet of agriculturally zoned property. However, because agriculturally zoned property exists within 300 feet of the Project site, this issue is considered **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- d) Development of the proposed Project is part of the overall land use pattern for the Project site and the surrounding area. For instance, industrial development has taken place to the north of the Project site and residential properties are located to the south of the Project site. In addition, utilities exist to serve the Project site. Therefore, the proposed Project is not anticipated to result in other changes in the existing environment which, in turn, could result in the conversion of Farmland to a non-agricultural use. Therefore, **no impacts** are anticipated and this issue will not be further discussed in the forthcoming EIR.

AGRICULTURE and FOREST RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Figure 2-Aerial Photograph; RCLIS

Findings of Fact:

- a) Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland as there are no forest lands or timberlands in the vicinity of the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- b) Implementation of the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use as there is no forest land in the vicinity of the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

Initial Study for the Eastvale Commerce Center

- c) As discussed under item 5 a) above, there is no forest land within the vicinity of the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

AIR QUALITY

AIR QUALITY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: AQMP; Project Description

Findings of Fact:

- a) The SCAQMD establishes the Air Quality Management Plan (AQMP) for the SCAB to achieve national and state air quality standards. The proposed Project may exceed thresholds established in the SCAQMD handbook for air quality standards under the AQMP through added vehicle emissions both directly through activities during the construction phase and the operational phase, and indirectly through additional traffic volumes along surrounding roads. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) The forthcoming EIR will analyze whether the Project would contribute substantially to, or violate any air quality standards. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) The forthcoming EIR will address the Project’s potential to contribute to a cumulative increase of criteria pollutants (i.e., carbon monoxide, ground-level ozone, nitrogen dioxide, sulfur dioxide, and

Initial Study for the Eastvale Commerce Center

particulate matter equal to or less than 10 microns in size). Therefore, impacts are considered to be **potentially significant** and this issue will be discussed in the forthcoming EIR.

- d) Construction of the Project would result in the creation of a point-source emitter due to diesel traffic during the construction and operating phases of the Project. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- e) The proposed Project would not involve the construction of a sensitive receptor, and no point source emitters exist within one mile of the Project. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- f) The EIR will analyze the potential for generating objectionable odors in the form of diesel exhaust during the construction and operation phases of the Project. Impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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. Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BIOLOGICAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
f) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: MSHCP; Project Description; FEIR 465

Findings of Fact:

a) The proposed Project is located within an area subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Although the Project site is a highly disturbed parcel (row crop farming) and is the former site of three dairies that contains scattered surface debris (green waste, manure, concrete rubble, etc.), no species listed as threatened or endangered under the state or federal Endangered Species Acts (ESA) are expected to occur at the Project site due to absence of suitable habitat. Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the “Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy” (HANS) process or equivalent process. The HANS process “ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issued to the County and Cities pursuant to the MSHCP.” (FEIR 465, p. V-2) Because the Project site is located in an area subject to the MSHCP and a portion of the site lies within MSCHP Criteria Cell 168, an application for HANS review of the entire project site was submitted to the Riverside County Planning Department as part of the approval of SP 365 on February 10, 2004 with required supporting documentation. This application (HANS #385) and documentation was reviewed by the County’s HANS team and it was determined that no additional conservation is required for compliance with the MSHCP. The County’s HANS determination was submitted to the Western Riverside County Regional Conservation Authority (RCA) for its Joint Project Review (JPR). The RCA provided its comments to the County Planning Department in its report dated May 26, 2005. The RCA found that the project is in compliance with Section 6.1.2 (regarding Riparian/Riverine/Vernal Pools) of the MSHCP and that the guidelines pertaining to the Urban Wildland Interface are not applicable. The RCA asked that Riverside County verify that appropriate habitat assessments for the Brand’s phacelia, San Diego ambrosia, San Miguel savory and burrowing owl were performed in order to demonstrate compliance with the requirements of Section 6.1.3 and 6.3.2 of the MSHCP. Prior to approval of SP 365 and certification of FEIR 465, the appropriate surveys were completed and it was determined that the project complies with the requirements of the MSHCP. (FEIR 465, p. V-2) However, because the Project site is located in an area subject to the MSHCP and a portion of the site lies within MSCHP Criteria Cell 168, changes may have occurred in site conditions that warrant verification of the level of potential impacts and the prior

Initial Study for the Eastvale Commerce Center

- RCA/JPA approvals. An updated Biological Assessment will be prepared and evaluated in the forthcoming EIR.
- b) Past biological assessments of the Project site concluded that no species listed as threatened or endangered under the state or federal endangered species acts were expected to occur at the Project site due to absence of suitable habitat. The Project site contains an area with Delhi fine sand soils along the eastern boundary adjacent to I-15; however, suitable habitat for the Delhi Sands Flower-loving fly does not occur on the Project site and no flies were recorded during the focused survey efforts that took place from 2000 to 2003. Several special-status species, although not expected, may have the potential to occur on the Project site. Therefore, impacts are considered to be **potentially significant** and an updated Biological Assessment will be prepared and evaluated in the forthcoming EIR.
- c) Based on previous biological assessments of the Project site, the Project site does not contain 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 (CDFG) or U. S. Fish and Wildlife Service (USFWS). However, as discussed under items 7 a) and b) above, impacts are considered to be **potentially significant** and an updated Biological Assessment will be prepared and evaluated in the forthcoming EIR.
- d) Based on past biological assessments of the Project site, there is no suitable fish habitat within the proposed Project site and the Project site is surrounded by development on three sides with the freeway to the east and development to the north and south; therefore, it is not within a location that serves or would serve as a native resident migratory wildlife corridor. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- e) Based on past biological assessments of the Project site, riparian habitat is not located within the Project site (see also **Figure 2-Aerial Map and Figure 3-Topography Map**). No other sensitive natural communities are located within the Project site. Therefore, it is not anticipated that the Project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies and regulations, or by the CDFG or USFWS. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- f) The Project site does not contain Riparian/Riverine or Vernal pools. No U.S Geological Survey (USGS) blue-line drainages are mapped on the Project site according to a review of the "Corona North" and "Guasti" USGS topographic maps (see **Figure 3-Topography Map**). However, several artificial low-lying areas are present on the Project site and a detention basin is located in the northeastern portion of the Project site. Therefore, impacts are considered to be **potentially significant** and an updated Biological Assessment will be prepared and evaluated in the forthcoming EIR.
- g) In addition to the topics discussed in the response to items 7 a) through f), above, implementation of the proposed Project would not conflict with any of the local policies protecting biological resources listed above and identified in the General Plan. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

CULTURAL RESOURCES

CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
7. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description; FEIR 465

Findings of Fact:

- a) CEQA Guidelines Section 15064.5 states that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency. The Cultural Resources Study completed for Final Environmental Impact Report No. 465 prepared for The Resort Specific Plan No. 335 (FEIR 465) confirmed that no resources meeting these criteria were present on the site in 2003, and all structures have subsequently been removed. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- b) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. No potential historical resources have been recorded on or adjacent to the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
8. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description; FEIR 465

Findings of Fact:

- a-b) The proposed Project site has experienced significant ground disturbance as a result of past agricultural practices and prior grading of a portion of the Project site. It is unlikely that there are any intact archaeological sites present on the Project site. Additionally, the archaeological field survey that was previously completed for the Project site did not reveal any archeological resources on-site. However, such resources may be identified in buried context and impacted during Project excavation. The mitigation measures that were identified in FEIR 465 address the possibility of unknown resources, and are identified as **MM CR 1** through **MM CR 3** below. Therefore, the mitigation measures from FEIR 465 will address the possibility of discovery of unknown resources and this issue will not be discussed further in the forthcoming EIR except to include **MM CR 1** though **MM CR 3** in the MMRP for the Project. Therefore, with incorporation of mitigation measures **MM CR1** through **MM CR3**, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- c) The proposed Project site is not located on a known formal or informal cemetery. No impacts to human remains, including those interred outside of formal cemeteries are anticipated. In the event that unknown human remains are uncovered during construction activities, Sections 7052 and 7050.5 of the California Health and Safety Code (HSC) require that the Riverside County Coroner's Office be contacted within 24 hours and that all work be halted until a clearance is given by that office and any other involved agencies. If human remains are discovered, the City shall comply with the requirements of Public Resources Code Section 5097.98, as amended. Due to compliance with existing regulations, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- d) There are no known religious or sacred uses within the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

Mitigation:

MM CR 1: Prior to site grading, a qualified archaeologist and a qualified paleontologist will attend a pre-grading meeting with the construction manager to outline the procedures to be followed when buried materials of potential historical, cultural, or archaeological significance or paleontological resources have been accidentally discovered during earth-moving operations and to discuss appropriate means to implement mitigation measures MM CR 2, and MM CR 3,

MM CR 2: If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed Project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures shall be implemented.

MM CR 3: In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.

Monitoring:

City of Eastvale Planning Department; qualified archaeologist; qualified paleontologist

CULTURAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
9. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: FEIR 465; GP-Figure OS-8, "Paleontological Sensitivity"; LSA; RCLIS

Findings of Fact:

- a) The Project site is within an area designated as having a high potential/sensitivity for paleontological resources in the City's General Plan. The "High Potential" category indicates that paleontological resources have been determined to be present, or are likely to be present. In addition, previous grading activities for portions of the Project site have confirmed the presence of fossils. According to a 2008 Memorandum prepared by LSA Associates (LSA), between 2006 and 2008, approximately 150 fossil specimens were collected from the Project site during an on-going paleontological mitigation program. All of these fossils were identified as being attributed to seven different animals which include Imperial Mammoth, Bison, Large-Species of Horse, Western Camel, Small-Species of Horse Pocket Gopher, and Wood Rat. Fossil invertebrates, specifically snails, were also recovered from the Project site. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

GEOLOGY AND SOILS

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				

- a) Be subject to 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?
-

Sources: CBC; GP-Figure S-2, "Earthquake Fault Study Zones"; RCLIS

Findings of Fact:

- a) The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. In general, Southern California as a whole is a seismically-active region that contains many earthquake faults. The Project site is not located within an Alquist-Priolo earthquake fault zone or Fault Hazard Zone. The proposed Project would implement all requirements of the current edition of the California Building Standards Code (CBC), applicable to the Project, which provides criteria for the seismic design

Initial Study for the Eastvale Commerce Center

of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions; furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage. Therefore, with adherence to the CBC, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
11. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: GP-Figure S-3, "Generalized Liquefaction"; RCLIS

Findings of Fact:

- a) According to the General Plan, the Project site is identified as having "moderate" liquefaction potential. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
12. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: CBC; GP-Figure S-2, "Earthquake Fault Study Zones"; RCLIS

Findings of Fact:

- a) See response to items 10 a) and 11 a), above. Impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
13. Landslide Risk				
a) 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, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; GP-Figures S-2, "Earthquake Fault Study Zones," S-3, "Generalized Liquefaction," S-4, "Earthquake-Induced Slope Instability Map," and S-5, "Regions Underlain by Steep Slopes"; RCLIS

Findings of Fact:

- a) According to the General Plan, there are no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse or create rockfall hazards. Seismically-induced landslides and other slope failures are common occurrences in areas of significant ground slopes; especially during or soon after earthquakes. The Project site is characterized by flat terrain with elevations ranging from approximately 700 feet to 730 feet amsl, sloping gently from north to the south. Thus, the Project site would not be susceptible to landslides, rockfall, lateral spreading, collapse or other hazards associated with failure of hilly or rocky topography. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
15. Ground Subsidence				
a) 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 ground subsidence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: GP-Figure S-7, "Documented Subsidence Areas"; RCLIS

Findings of Fact:

- a) The General Plan indicates that the Project site is located in an area susceptible to ground subsidence. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Figure 2-Aerial Photograph; RCLIS

Findings of Fact:

- a) There are no volcanoes in the vicinity of the proposed Project site. The topography of the Project site does not include steep slopes which could generate a mudflow. There are no large bodies of water in proximity to the Project site that could produce earthquake-induced seiche, which would impact the Project site and there are no other geologic hazards that may affect the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

GEOLOGY AND SOILS		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
17. Slopes					
a) Change topography or ground surface relief features?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Figure 2-Aerial Photograph; Ord 457

Findings of Fact:

- a) The proposed Project would not result in a change in topography as the Project site is relatively flat. Compliance with Ordinance No. 457 (Ord 457), as adopted by the City of Eastvale, is required regardless of the Project’s proposed changes to topography. Ord 457 will assure cut or fill slopes are constructed appropriately. Compliance with Ord 457 and the CBC will reduce potential impacts to **less than significant** and this issue will not be discussed in the forthcoming EIR.
- b) The Proposed Project is not anticipated to have cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- c) There are no known subsurface sewage disposal systems on the Project site. Therefore **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

GEOLOGY AND SOILS		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
18. Soils					
a) Result in substantial soil erosion or the loss of topsoil?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description; FEIR 465

Findings of Fact:

- a) Construction of the proposed Project could result in soil erosion and/or the loss of topsoil. However, the proposed Project would adhere to and comply with the Santa Ana Municipal Separate Storm Sewer (MS4) NPDES General Construction Permit and implement an effective Stormwater Pollution Prevention Plan (SWPPP) during construction. Additionally, the Project would incorporate appropriate Best Management Practices (BMPs) to minimize potential runoff and erosion. Once construction is complete, the Project site will be landscaped and incorporate drainage features and BMPs as identified in the WQMP to minimize runoff and erosion. However, further analysis is necessary. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) Expansive soils are soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). Fine-grained soils, such as silts and clays, may contain variable amounts of expansive clay minerals. When these soils swell, the change in volume exerts significant pressures on loads that are placed on them. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support. All proposed construction would be required to be in accordance with the requirements of the CBC. In addition, a geotechnical report will be required prior to design and construction of any structures and will evaluate site-specific soil conditions in order to properly recommend structural design of building components (e.g., footings, framing, slabs). Thus, implementation of the proposed Project would not create a substantial risk to life or property with respect to being located on expansive soil. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- c) No septic tanks or alternative wastewater disposal systems are proposed to be constructed as a part of the Project. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
19. Erosion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; Ord 754

Findings of Fact:

- a-b) The proposed Project would not directly modify a river, streambed or lake. Deposition of silt from erosion of Project site soils, both during construction and from runoff during operation, could be conveyed by the existing storm drain system to the Santa Ana River. However, implementation of appropriate erosion control BMPs identified in the SWPPP during construction and adherence to applicable provisions of Ordinance No. 754, Stormwater/Urban Runoff Management and Discharge Controls (Ord 754) as adopted by the City of Eastvale, and the Project-specific WQMP will reduce potential impacts to the deposition, siltation or erosion that could modify a river or stream or the bed of lake.

Initial Study for the Eastvale Commerce Center

However, potential impacts to the change in amount of surface water that will be conveyed to the Santa Ana River and the anticipated runoff from the proposed development are discussed in Item 25 a) Hydrology and Water Quality. Development of the proposed Project would substantially alter the current drainage of the Project site by replacing vacant land with roadways, walkways, parking, and buildings. Because the majority of the Project site is undeveloped land, the impervious surfaces proposed by the Project would reduce infiltration of rainfall and increase stormwater runoff volumes. A project-specific drainage study will be prepared in order to analyze the drainage pattern of the Project site and to determine the effects of the increased runoff resulting from the Project. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Sources: GP-Figure S-8, "Wind Erosion Susceptibility Map"; Ord. 484

Findings of Fact:

- a) The Project site is in an area susceptible to high wind erosion. Wind generally blows from the northeast to the southwest. Blowsand is not expected to enter the site from off-site sources due to the vegetative cover and/or urban development of surrounding parcels. During the construction phase, measures required by SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires (among other measures) that exposed soils be treated at least twice per day with water or chemical stabilizers, restricting vehicle speeds on un-paved roads, requires vegetative covers on inactive areas of exposed earthwork, as well as the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance No. 484 (Ord 484) as adopted by the City of Eastvale will reduce impacts to below the level of significance during the grading and construction phases of the Project. During the operation of the Project, landscaping and hardscaping are anticipated to reduce the potential impacts associated with blowing sand during wind events to less than significant levels. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

GREENHOUSE GAS EMISSIONS

GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: AQMP; Project Description

Findings of Fact:

- a) An air quality and greenhouse gas impact analyses will be prepared for the proposed Project in compliance with Southern California Air Quality Management District and AB 32, California’s “Global Warming Solutions Act of 2006.” Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) See response to item 21 a) above. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: DTSC; DTSC(a); DTSC(b); FEIR 465; Project Description

Findings of Fact:

- a) The Project proposes a mix of industrial, commercial/office, and commercial/retail development. The routine transport, use, or disposal of hazardous materials during operation of the Project may occur with respect to the commercial and industrial land uses. However, such uses would be subject to standard Riverside County Department of Environmental Health, California Department of Toxic Substance Control (DTCS), Regional Water Quality Control Board (RWQCB), California Highway Patrol, and County Fire Department regulations, policies and permitting procedures. The EIR will discuss applicable policies and permitting procedures. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) See response to item 22 a) above. Due to the historical presence of dairies in the area, methane accumulation in the subsurface and surface ground cracking are potential problems as former dairies are developed with residential and commercial structures. Methane generation in the subsurface is a result of organic matter decomposition with the soil in oxygen-deficient conditions. Methane gas is a tasteless, colorless and odorless gas which, when under pressure, can migrate upward through underground passages such as utility conduits, vaults and/or natural fractures in bedrock. Methane gas can accumulate in basements, crawl spaces, utility vaults, or any confined space with little ventilation. Areas prone to methane accumulation are near ponds used to store wastewater generated by the dairy.

Surface ground cracking is also associated with organic materials (manure) mixed with the native soils. (FEIR 465, V-105). Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) The proposed Project would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan because access to emergency vehicles will be allowed at all times and the design of roads and driveways will be designed to meet City of Eastvale standards for safety and access. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- d) No portions of the Project site are within a quarter-mile of a school site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- e) An environmental regulatory database search was performed for the Project site on June 28, 2011. The environmental regulatory database search produced regulatory agency lists included in Government Code Section 65962.5, and revealed that the proposed Project site is not located on a site which is included on a list of hazardous materials sites (DTSC). The Department of Toxic Substances Control (DTSC) lists two sites where previous events took place; however, neither listing is determined to be significant.

Initial Study for the Eastvale Commerce Center

The first listing is for a small parcel surrounded by, but not included in the Project site, previously located at 7401 Hamner Avenue, for a leaking underground fuel storage tank (LUST). The potential Contaminant of Concern (COC) investigated was gasoline that would potentially affect an aquifer used for drinking water supplies. A monitoring well was installed to ensure no contamination of groundwater would occur and the case was closed in 2003 (DTSC(a)).

The second listing is for a school that was previously proposed on the Project site as part of SP355. In 2007, a Phase I Environmental Site Assessment was conducted as part of a Department of Toxic Substances Control (DTSC) school site investigation which took place on approximately 16 acres of the site (former APNs 160-020-006 and 160-020-007). On- and off-site soils were investigated for potential COCs which included organochlorine pesticides (OCP), methane, lead and arsenic levels. Potential COCs were found to be at levels below those which are considered to pose a threat to human health or the environment. It was further established that the site was not impacted by methane gas so DTSC determined that no further action was required (DTSC(b)). Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS

Findings of Fact:

- a) The Project site is not in an airport influence area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- b) See response to item 23 a), above. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- c) As discussed under Item 23 a) and 23 b) above, the Project site is not located within an airport influence area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

Initial Study for the Eastvale Commerce Center

- d) The proposed Project is not located within the vicinity of a private airstrip or heliport. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
24. Hazardous Fire Area				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS

Findings of Fact:

- a) The Project site is not located within a wildfire susceptibility area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project: substantial additional sources of polluted runoff?				
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: RCLIS; Project Description; Figure 2-Aerial Photograph; FEIR 465; FEMAa; FEMA b

Findings of Fact:

- a) No streams or rivers traverse the Project site, although, development of the proposed Project would substantially alter its current drainage patterns by replacing vacant land with roadways, walkways, parking, and buildings. Because the majority of the Project site is undeveloped, the impervious surfaces proposed by the Project would reduce infiltration of rainfall and increase stormwater runoff volumes. A Project-specific drainage study will be prepared in order to analyze the drainage pattern of the Project site, and to determine the effects of the increased runoff resulting from the Project. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) Activities associated with the construction of the proposed Project would include grading and site preparation, which may have the potential to release pollutants (e.g., oil from construction equipment, cleaning solvents, paint) and silt off site that could impact water quality. However, the Project is required to prepare a SWPPP pursuant to the statewide General Construction Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board (SWRCB) for construction projects, and the Project would incorporate appropriate Best Management Practices (BMPs) to minimize potential runoff and erosion. The expected run-off pollutants and recommended BMPs will be discussed further in the forthcoming EIR.

Additionally, operation of the Project has a potential to release pollutants as a result of replacing the currently vacant land with roadways, walkways, and parking lots that could potentially impact water quality. A WQMP will be prepared for the proposed Project that will discuss appropriate BMPs to minimize potential runoff. The expected run-off pollutants and recommended BMPs will be discussed

further in the forthcoming EIR. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- c) The proposed Project would include the addition of impervious material across the majority of the Project site, thereby decreasing groundwater recharge. However, due to the historical use of the Project site for dairy uses and the presence of a manure “cap” over native soils, percolation of stormwater is limited. The dairy and agricultural uses have also deposited extensive amounts of nitrogen into the soil, thereby increasing the amounts of nitrates percolating into the groundwater. Thus, groundwater recharge on the site is not considered to substantially contribute to regional groundwater supplies as the water exceeds Environmental Protection Agency (EPA) drinking water standards for both nitrates and total dissolved solids (TDS) and exceeds water quality objectives listed in the Santa Ana Regional Water Quality Control Board (SARWQCB) Basin Plan for these constituents. High nitrate concentrations in waters used for drinking can be toxic to human life, and infants are particularly at risk and can develop “blue baby syndrome” (SARWQCB, p. 4-14). The federal drinking water standard for nitrate (NO₃) has been set at 45 mg/L. High TDS (salts) in drinking water contributes to poor taste, and in irrigation water, high TDS concentrations can negatively impact plant growth. Irrigation waters should not have a TDS concentration above 700 mg/L (SARWQCB, p. 5-86). Recharge that does occur from the project site will have lower levels of nitrates and TDS than the dairy and agricultural uses. Their removal of will assist with clean-up of the groundwater basin. However, the amount of water recharged will not be substantially different or will increase due to the Project’s requirements under NPDES regulations and MS4 permit requirements which mandate as much run-off from 85th percentile storm events as possible to be retained and treated on-site. Therefore, impacts to groundwater levels and quality through recharge are considered to be less than significant will not be discussed in the forthcoming EIR.

However, potable water service will be provided to the Project site by JCSD and their water supply is mainly obtained through groundwater extracted from the Chino Subbasin groundwater aquifer. Withdrawals from the Chino Subbasin by JCSD are governed by adjudication. In January 2002, Senate Bill (SB) 610 went into effect requiring projects of certain densities to obtain a Water Supply Assessment (WSA) from the water provider to determine whether or not there are sufficient water supplies to serve the proposed projects. The proposed Project includes densities that are subject to SB 610 requirements. A WSA pursuant to SB 610) will be prepared by JCSD for this Project. Therefore, impacts to the groundwater supply are not fully known so may be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- d) See response to item 25 a), above. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- e) According to the Flood Insurance Rate Map (FIRM) Panel Numbers 06065C0018G and 06065C0681G issued by the Federal Emergency Management Agency (FEMA), the Project site is not located within a mapped 100-year flood plain or flood hazard area (FEMAa, FEMAb). In addition, the development of housing is not proposed as a part of the Project. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- f) See response to Item 25 e). The Project site is not located within a mapped 100-year flood plain or flood hazard area (FEMAa, FEMAb). Thus, no structures would be placed in a 100-year flood hazard area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- g) Potential water quality impacts related to construction of the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms (i.e., NPDES General Permit) which govern the construction phase of the Project. Storm water runoff and potential

Initial Study for the Eastvale Commerce Center

additional sources of pollution contained in the runoff will be analyzed through the preparation of a WQMP for the Project. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- h) The Project would be subject to the State’s General Permit for Storm Water Discharges Associated with Construction Activities and would be required to comply with conditions for new development that are identified through the Riverside Flood Control District’s implementation of their Municipal Separate Stormwater Sewer System (MS4) permit. To comply with the MS4 permit, the Project design would be required to utilize BMPs for temporary and ongoing stormwater detention areas throughout the site for water treatment. These areas would be defined in the construction drawings and would be designed to avoid prolonged standing water to limit vectors and possible odors. Therefore, impacts are considered to be **less than significant** and this issue will not be discussed in the forthcoming EIR.

HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: RCLIS; GP-Figure S-9, “100-and 500-Year Flood Hazard Zones”; GP-Figure S-10, “Dam Failure Inundation Zone”; JAP-Figure 8, “Flood Hazards”

Findings of Fact:

- a-b) No streams or rivers traverse the property, although, development of the proposed Project would substantially alter the current drainage patterns of the Project site by replacing vacant land with roadways, walkways, parking, and buildings. Because the majority of the Project site is undeveloped, the impervious surfaces proposed by the Project would reduce infiltration of rainfall and increase stormwater runoff volumes. A Project-specific drainage study will be prepared in order to analyze the

Initial Study for the Eastvale Commerce Center

drainage pattern of the site, and to determine the effects of the increased runoff resulting from the Project. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- c) There are no dams or levees in proximity to the Project site. Additionally, the Project site is not located in a dam inundation area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- d) The closest water body to the Project site is the Santa Ana River, located approximately three miles southeast of the Project site. Storm water from the proposed Project would discharge into the Santa Ana River via the County’s storm drain/flood control system. Due to the increase in impervious surfaces, the proposed Project would have the potential to increase the amount of water discharged into the Santa Ana River. However, the run-off water from buildings and parking areas will be subject to requirements of the NPDES regulations and MS4 permit requirements which mandate as much run-off from 85th percentile storm events as possible to be retained and treated on-site. Since the Project is a Specific Plan, detailed site plans and water quality plans for each implementing development are not available. Therefore, impacts could be considered **potentially significant** and this issue will be discussed further in the forthcoming EIR.

LAND USE PLANNING

LAND USE/PLANNING	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; RCLIS

Findings of Fact:

- a) The City is currently operating under the County of Riverside General Plan Land Use and Zoning designations, as adopted by the City. The Project includes the preparation of the Eastvale Commerce Center Specific Plan which will contain a land use plan, designation of planning areas, development standards, and design and landscaping guidelines associated with the development of the Eastvale Commerce Center. In addition, the Project includes a General Plan Amendment (GPA) which proposes to change the existing land use designation from High Density Residential (HDR) with a Community Center Overlay, to Light Industrial (LI), Heavy Industrial (HI), Commercial/Retail (CR) and Commercial Office (CO). The GPA also includes the removal of the Project site from the Jurupa Area Plan. A Change of Zone is also proposed to change the existing zoning from SP (Resort Specific Plan No. 335) to SP (Eastvale Commerce Center Specific Plan), as shown on **Figure 3-Land Use Plan**. The Project proposes to substantially alter the present land use. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

Initial Study for the Eastvale Commerce Center

- b) The proposed Project is located entirely within the City of Eastvale and is not located within a designated SOI. To the west along Hamner Avenue, the Project site is located adjacent to the San Bernardino County line and City of Ontario boundary. To the east of the Project site, located across I-15, lies the City of Jurupa Valley. Traffic from the proposed Project could potentially affect land uses in neighboring cities. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

LAND USE/PLANNING	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site’s existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the City of Eastvale General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS; JAP

Findings of Fact:

- a) See response to item 27 a) above. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) The Project includes a GPA to change the existing land use designation from High Density Residential (HDR) with a Community Center Overlay, to Light Industrial (LI), Heavy Industrial (HI), Commercial/Retail (CR) and Commercial Office (CO). The proposed GPA also includes the removal of the Project site from the Jurupa Area Plan. A CZ application is also proposed to change the existing zoning from SP (Resort Specific Plan No. 335) to SP (Eastvale Commerce Center Specific Plan) as shown on **Figure 3- Land Use Plan**. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) Surrounding land uses include vacant land, single- and multi-family residential development, and business park uses. The operations of the Project, which could impact existing residential uses, include increased traffic, noise, air pollution, light and glare. While the Project would create new sources of light and glare, design features would reduce these particular impacts to less than significant as discussed in item 2 a). However, impacts resulting from traffic, noise and air pollutions are considered **potentially significant** and the proposed Project’s consistency with existing and planned land uses within the surrounding area will be discussed in the forthcoming EIR.
- d) The Project includes the preparation of the Eastvale Commerce Center Specific Plan which will contain a land use plan, designation of planning areas, development standards, and design and landscaping

Initial Study for the Eastvale Commerce Center

guidelines associated with the development of the Eastvale Commerce Center. In addition, the Project includes a General Plan Amendment to change the present land use from HDR (High Density Residential) with Community Center Overlay, to Eastvale Commerce Center Policy Area. The General Plan Amendment also includes the removal of the Project site from the Jurupa Area Plan. Therefore, impacts are considered **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- e) The Project site is currently vacant. The Project site is bounded by Cantu-Galleano Ranch Road to the north, Bellegrave Avenue to the south, Hamner Avenue to the west and I-15 to the east. Surrounding land uses include vacant land, single- and multi-family residential development, and business park uses. Implementation of the Project would not disrupt or divide the physical arrangement of an established community, including a low-income or minority community as the Project does not propose to eliminate any existing roadways or create barriers to accessing existing development. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

MINERAL RESOURCES

MINERAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a state-classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS; GP-Figure OS-5, "Mineral Resources"

Findings of Fact:

- a) The Project site does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology. Therefore, **no impacts** are anticipated to occur and this issue will not be discussed in the forthcoming EIR.
- b) General Plan Figure OS-5, "Mineral Resources" shows that the Project site has been classified by the State Mining and Geology Board (SMGB) as "MRZ-3" The General Plan defines this classification as,

Initial Study for the Eastvale Commerce Center

"[a]reas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." However, the General Plan provides no specific policies regarding property identified as "MRZ-3" and has not designated the Project site for mineral resource related uses. Additionally, the Project site has no history of mineral resource recovery uses. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

- c) There are no existing surface mines or designated mineral resource areas located near the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- d) The Project site is not located in an area of proposed, existing or abandoned quarries or mines; therefore, Project development would not expose people or property in the Project vicinity to these hazards. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

NOISE

NOISE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) 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?

NA A B C D

b) 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?

NA A B C D

Sources: RCLIS

Findings of Fact:

- a) The Project site is not located within an Airport Influence Area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- b) The Project site is not located within the vicinity of a private airstrip and, therefore, would not expose people residing or working in the Project vicinity to excessive noise levels from a private airstrip. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
NOISE Would the project:				

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

31. Railroad Noise

NA A B C D

Sources: Figure 2-Aerial; RCLIS

Findings of Fact:

The Project does not propose the construction of new or modification of existing rail lines and is not located within the vicinity of a rail line. The nearest rail line is located approximately 1.75 miles to the northeast of the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
NOISE Would the project:				

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

32. Highway Noise

NA A B C D

Sources: Project Description

Findings of Fact:

The Project site is bordered to the east by I-15. The forthcoming EIR will address highway noise levels from I-15 to the Project site and will make a determination on appropriate mitigation measures. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

NOISE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

33. Other Noise

NA A B C D

Sources: Project Description

Findings of Fact:

See response to item 34 a) below; a noise study will be prepared and included in the analysis of the EIR. The noise study will focus on potential significant noise impacts related to Project construction and operation near sensitive receptors and the general increase in ambient noise due to Project-related traffic. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

NOISE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: GP-Table N-1, "Land Use Compatibility for Community Noise Exposure," Project Description

Findings of Fact:

- a) Project-sourced noise is regulated by City standards, as it impacts another land use's property line. Noise levels will increase in the Project vicinity during temporary construction activities. Once the Project is operational, potentially long-term or permanent noise increases will occur on the Project site as a result of Project operations. It is anticipated that the operation of the Project would create a substantial permanent increase in ambient noise levels as compared to without the Project due to

Initial Study for the Eastvale Commerce Center

increased traffic and diesel transport operations. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- b) See response to item 34 a) above. The proposed Project anticipates increased traffic due to the proposed industrial and commercial development. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) The General Plan classifies noise levels as “Normally Acceptable” for residential, commercial, and industrial land uses as less than or equal to 60dBA, 70dBA and 75dBA, respectively. It is estimated that there could be significant short-term noise impacts during construction and incremental long-term impacts from Project operations, primarily due to vehicular noise. Exposure of persons to or generation of noise levels in excess of the City’s 65 dBA standard may occur. A site-specific noise study will be prepared for the Project. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- d) The operational phase of the Project is not anticipated to generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase of the Project. Although this construction will be temporary, it may result in potentially significant adverse impacts. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

POPULATION AND HOUSING

POPULATION AND HOUSING	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: CFA; Project Description; Ord 762; Ord 763; RCLIS

Findings of Fact:

- a) The Project site is currently undeveloped and construction of the Project would not require the removal or demolition of housing. The nature of this Project would not necessitate the construction of replacement housing. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR
- b) The proposed Project includes the preparation of the Eastvale Commerce Center Specific Plan, which will replace an already approved specific plan that could have provided for approximately 58.39 acres of high density residential development with 646 dwelling units, approximately 72.72 acres of very high density residential development with 1,104 dwelling units, an 8.08-acre elementary school site, and a 13.0-acre community park site. The loss of this area as potential residential development and the improvement of the jobs/housing ratio will be discussed in the forthcoming EIR. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) See response to item 35 a) above. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- d) Assessor Parcel Numbers 160-020-005, 160-020-030 and 160-020-031 of the proposed Project site are located within the County of Riverside Redevelopment Agency's Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment which was adopted by the Riverside County Board of Supervisors on July 9, 1996 pursuant to Ordinances 762 and 763 (Ord 762 and Ord 763).

The Jurupa Valley Incorporation Research Committee (JVIRC), formed to educate the communities of the Jurupa Valley on the benefits and processes of incorporation, proposed three boundary alternatives as part of their original incorporation proposal which were initially analyzed in early drafts of the Comprehensive Fiscal Analysis prepared for the Jurupa Valley Area. The Public Hearing Draft Comprehensive Fiscal Analysis prepared June 14, 2010 (CFA) for the proposed incorporation of Jurupa Valley, indicated that Boundary Alternative 3 was determined to be the only potentially viable boundary alternative for the incorporation of Jurupa Valley. This Boundary Alternative extended Jurupa Valley's western boundary to Hamner Avenue, north of Limonite Avenue. However, as a result of Riverside Local Agency Formation Commission's (LAFCO) approval of the Eastvale incorporation proposal in January 2010, Boundary Alternative 3 was eliminated. Instead, Boundary Alternative 2 was adopted which does not include the parcels west of I-15. These three parcels are now located within the City limits of Eastvale and are no longer part of the Jurupa Valley. Thus, implementation of the proposed Project would not affect a County Redevelopment Project Area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

- e-f) The proposed Project does not include any residential component that could induce substantial population growth. In addition, the Project is located in an urbanized area that is already served by existing roads and infrastructure. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

PUBLIC SERVICES

<p>36. Fire Services: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; Figure 2-Aerial Photograph

Findings of Fact:

Currently, the Riverside County Fire Department and the California Department of Forestry and Fire Protection cooperatively provide fire protection services to the Project site through Station No. 17 located at 10400 San Sevaire Way, Mira Loma CA 91752. The Project is proposing the development of commercial, industrial and business park uses which have the potential to impact fire services by potentially increasing the number of fire responses generated in the area. Although development of the Project would comply with fire department requirements and payment of applicable fire mitigation fees, the proposed Project may impact local fire response times. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

<p>37. Sheriff Services: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description

Findings of Fact:

Law enforcement services would be provided to the proposed Project by the City of Eastvale Police Department. The Project is proposing the development of commercial, industrial and business park uses which have the potential to impact police services by increasing the number of service calls generated within the Project vicinity. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

Initial Study for the Eastvale Commerce Center

38. Schools: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description

Findings of Fact:

The proposed Project does not propose residential uses that would directly increase demand for schools. Regardless, the Project would be required to pay school mitigation fees as established by state and local laws which would fully mitigate any potential impact the Project may have on public school facilities. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

36. Libraries: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description; RCLIS

Findings of Fact:

Library services are provided to the Project area by the Riverside County Public Library System. The proposed Project involves commercial, industrial and business park development and will not provide new housing opportunities to the area. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

37. Health Services: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; Figure 2-Aerial Photograph

Findings of Fact:

In the event of an emergency, employees or users of the proposed development may access Corona Regional Hospital located approximately 8 miles to the south of the Project site. However, because the proposed Project does not propose residential uses that would directly increase demand for health services, the demand for health services is not expected to increase significantly. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

RECREATION

RECREATION

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

38. Parks and Recreation:

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Is the project located within a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Sources: Ord 460; Project Description; RCLIS

Findings of Fact:

a) The proposed Project is located on vacant land within an urbanized area. The Project proposes a mix of land uses that include industrial, commercial, and commercial/office uses. The proposed change of land use on the Project site is not expected to significantly increase demand for recreational facilities. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

Initial Study for the Eastvale Commerce Center

- b) See response to item 38 a) above. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- c) The Project is located within the Jurupa Area Recreation and Park District and County Service Area 152. However, the proposed Project is not subject to Quimby Fees as indicated in Section 10.35 of Ordinance No. 460 (Ord 460), because these fees only apply to residential developments. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

39. Recreational Trails: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: JAP; RCLIS; RCPRD; Ord 659

Findings of Fact:

There are currently no trails identified on the Project site. However, Riverside County Parks and Recreation District (RCPRD) has proposed an amendment to the General Plan Circulation Element, Trails and Bikeway System which would provide a Combination Trail (Regional Trail/Class I Bike Path) along Bellegrave Avenue to connect to the existing trail system which currently ends at the east side of I-15. As such, the proposed Project is not considered to impact recreational trails. In the event the proposed amendment is not adopted, the Project proponent would be required to pay development impact fees pursuant to Ordinance No. 659 (Ord 659), or other fees as adopted by the City, which includes a component for the development of Regional Multipurpose Trails. Thus, compliance with this regulatory requirement or the proposed General Plan Amendment reduces the Project’s impact to below the level of significance. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

TRANSPORTATION/TRAFFIC

TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
40. Circulation				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 road or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon or a need for new or altered maintenance of roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; RCLIS

Findings of Fact:

- a) The proposed Project is located on vacant land within an urbanized area. The Project proposes a mix of land uses that include industrial, commercial, and commercial/office uses. Implementation of the Project would increase the intensity of the existing land use and would draw more visitors to the area, potentially creating more localized traffic. A Project-specific Traffic Impact Analysis will be prepared in order to determine any increase in vehicular trips, volume to capacity on roadways and potential effect on traffic congestion. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) See response to item 40 a) above. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- c) The Project site is not located within an Airport Land Use Compatibility Zone and does not contain any component that could alter air traffic patterns. Thus, implementation of the proposed Project would not 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. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- d) There are no navigable bodies of water or waterways that support waterborne traffic in proximity to the Project site. There are no rail facilities in the vicinity of the Project site. There is no action proposed for the Project that would alter or be the cause of an alteration in waterborne, rail, or air traffic. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- e) The proposed Project would not result in hazards to safety from design features or incompatible uses. No sharp curves or other hazardous traffic conditions currently exist within the Project vicinity. Surrounding uses are compatible with the proposed Project in terms of circulation and traffic patterns. In addition, the proposed Project includes the preparation of the Eastvale Commerce Center Specific Plan which includes standards for development, Project design features, and Project design guidelines that include policies for providing pedestrian walkways, lighting, and bike lanes so as not to conflict with vehicular circulation. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.
- f) Potential impacts to road maintenance from Project-related traffic may result in potentially significant impacts. A Project-specific Traffic Impact Analysis will be prepared for the proposed Project to determine any increase in vehicular trips, volume to capacity on roadways and potential effects on traffic congestion. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- g) Project construction would generate worker-related vehicle trips and heavy-truck trips from the delivery of construction materials. These trips are an expected result of Project construction and would be temporary in nature. The Project would be constructed in multiple phases, although the rate and order of project development would ultimately be determined based on local and regional market demand. The phasing will allow for the staggered of delivery of construction materials throughout project construction, and is not likely to cause a significant increase in traffic because it will spread out the number of heavy-truck trips occurring on local roadways at any one period of time. However, since the Project's construction activities will go on for many months at a time over several years, construction traffic could pose some potential impacts if not planned/controlled appropriately. Therefore, construction-related circulation impacts are considered to be **potentially significant** and this issue will be discussed in the forthcoming EIR.

Initial Study for the Eastvale Commerce Center

- h) Access to the Project site by emergency vehicles would be available at all times and the proposed roads and driveways would be designed to meet City of Eastvale standards for safety and access. Thus, implementation of the proposed Project would not result in inadequate emergency access or access to nearby uses. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- j) The Project site is not currently served by Riverside Transit Agency and no bike trails are proposed. The General Plan contains policies pertaining to alternative forms of transportation. Specifically, General Plan Policy C1.2 states, "Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities and pedestrian facilities." Therefore, the need for alternative modes of transportation are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

<p>41. Bike Trails: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which could cause significant environmental impacts?</p>	<p>Potentially Significant Impact</p> <input checked="" type="checkbox"/>	<p>Less than Significant with Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
--	---	--	--	---

Sources: JAP; RCLIS; RCPRD

Findings of Fact:

There are currently no bike trails identified in the General Plan on roadways adjacent to the Project site. However, trails are planned in the Eastvale General Plan and by adjacent jurisdictions near the site. The City of Jurupa Valley has a planned multi-purpose trail and Class II (on-street) bike path along the north side of Bellegrave Avenue. The Eastvale General Plan indicates a planned regional trail coming from the west on Bellegrave Avenue which ends at Cleveland Avenue. The City of Ontario General Plan indicates a Class II bike path and multi-purpose trail along Merrill Avenue (the street which aligns with the Project’s proposed signalized entrance on Hamner Avenue); a multi-purpose trail on Edison Avenue (Cantu-Galleano Ranch Road); and both north-south and east-west multi-purpose trails ending at Bellegrave Avenue and Haven Avenue (Sumner Avenue). The Project location lends itself to providing connections between some of these trails for east-west non-vehicular travel. If the plan does not address these connections, it could potentially conflict with policies, plans, or programs that support alternative transportation, such as bicycles. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

UTILITY AND SERVICE SYSTEMS

UTILITY AND SERVICE SYSTEMS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
42. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description

Findings of Fact:

- a) Water treatment facilities and potable water service would be provided to the proposed Project by JCSD. It is not anticipated that the Project would require new or expanded water treatment facilities. However, as there is a proposed change to land uses, potentially significant impacts may occur. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- b) In January 2002, Senate Bill (SB) 610 went into effect requiring projects of certain densities to obtain a Water Supply Assessment from the water provider to determine whether or not there are sufficient water supplies to serve the projects. The proposed Project includes densities that are subject to SB 610 requirements. A Water Supply Assessment (pursuant to SB 610) will be prepared by JCSD. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

UTILITY AND SERVICE SYSTEMS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
43. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: JCSD-ISMND; Project Description

Findings of Fact:

a-b) JCSD will serve the Project site with wastewater treatment facilities. The proposed Project may be required to contribute to the installation of an 18-inch-diameter trunk sewer line on the southern boundary of the Project site on Bellegrave Avenue. The Project may contribute to the need for installation of additional sewer lines, including those located between the western boundary of the Project site on Bellegrave Avenue to Archibald Avenue, and those located within Archibald Avenue between Bellegrave Avenue and Chandler Avenue. The extent of sewer infrastructure that the Project would be responsible for depends upon the degree of development of the area at the time the Project is implemented.

These off-site sewer trunk line improvements are identified in JCSD’s Eastvale Master Water and Sewer Plans. The potential environmental impacts associated with the construction of these off-site facilities were evaluated in a document titled, “Initial Study/Mitigated Negative Declaration for Jurupa Community Services District Eastvale Master Water and Sewer Plan, Eastvale, Riverside County” (JCSD-ISMND). The JCSD-ISMND found that construction of the water and sewer facilities described in the Master Water and Sewer Plan would have potential environmental impacts related to short-term air quality due to construction activities; biological resources related to burrowing owl and other foraging/ nesting raptors and the potential to impact an unnamed blue-line stream; unknown buried cultural resources; and the proximity of one facility to a known hazardous material site. However, it was determined that all potential impacts could be mitigated to below the level of significance. JCSD adopted the JCSD-ISMND (State Clearinghouse Number 2003121055) on January 26, 2004 and filed the Notice of Determination (NOD) on January 30, 2004.

Additionally, Project-generated sewage upon existing facilities is not anticipated to exceed capacity or standards but further analysis is necessary. Thus, as implementation of the proposed Project may be responsible for contributing to the installation of additional sewer lines and further analysis is necessary to determine if adequate wastewater capacity exists, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

UTILITY AND SERVICE SYSTEMS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
44. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: GP FPEIR; Project Description;

Findings of Fact:

a) Solid waste services would be provided by the Riverside County Waste Management Department and solid waste from the Project site would likely be disposed of at the El Sobrante Landfill, located east of I-15 south of the City of Corona. However, the Waste Management Department operates six landfills

Initial Study for the Eastvale Commerce Center

and contracts for disposal at a seventh; therefore, Project-generated solid waste may be taken to any of these landfills. The proposed Project would create an increase in the total solid waste disposed of in County landfills. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

- b) Federal, state, and local statutes and regulations regarding solid waste generation, transport and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The Project would comply with all regulatory requirements regarding solid waste. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

UTILITY AND SERVICE SYSTEMS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

45. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Stormwater drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord 460; Ord 461; Project Description

Findings of Fact:

- a) Land uses to the north and south of the Project site have already been developed and are served by existing electrical infrastructure. Electric service is provided by Southern California Edison. Service would need to be extended in order to serve the Project site. Potential impacts related to the extension of service lines both on- and off-site may occur as a result of construction. However, as discussed in item 40 g) above, impacts resulting from construction of these extensions would be temporary in nature and would be less than significant. Capacity requirements and the need to construct new facilities to service the site would be determined by each implementing Project development. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- b) Land uses to the north and south of the Project site have already been developed and are served by existing natural gas infrastructure. Natural gas service is provided by Southern California Gas Company. Service would need to be extended in order to serve the Project site. Potential impacts related to the extension of service lines both on- and off-site may occur as a result of construction. However, as discussed in item 40 g) above, impacts resulting from construction of these extensions would be temporary in nature and would be less than significant. Capacity requirements and the need to construct new facilities to service the site would be determined by each implementing Project

Initial Study for the Eastvale Commerce Center

development. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.

- c) Land uses to the north and south of the Project site have already been developed and are served by existing communication systems. Communication services are provided by a variety of service providers including Verizon and Time Warner. Services would need to be extended in order to serve the Project site. Potential impacts related to the extension of service lines both on- and off-site may occur as a result of construction. However, as discussed in item 40 g) above, impacts resulting from construction of these extensions would be temporary in nature and would be less than significant. Capacity requirements and the need to construct new facilities would be determined by each implementing Project development. Additionally, communications are market driven with a variety of options which include satellite, fiber optic, cable, etc. Thus, sufficient capacity is not considered a significant impact due to the various sources available to the proposed Project. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- d) The Project would require construction of an on-site stormwater drainage system to carry flows away from the Project site into the area's storm drain system. The proposed facilities are included within the Project design and are in accordance with Riverside County Flood Control and Water Conservation District requirements. Construction of on-site drainage systems and any potential impacts due to increased stormwater runoff from the Project site will be analyzed in the Hydrology/Water Quality section of the forthcoming EIR. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- e) The proposed Project would require the installation of street lighting on the internal streets proposed within the Project site and along the Project's frontage on Bellegrave Avenue and Hamner Avenue. Lighting shall be designed in accordance with Ord 460 and Ord 461. Therefore, impacts are considered **less than significant** and this issue will not be discussed in the forthcoming EIR.
- f) The proposed Project would require maintenance of new roadways, in the form of street sweeping, and maintenance of the proposed storm drain system, in the form of pipe flushing and yearly catch basin cleaning, and maintenance of roads per California Department of Transportation (CALTRANS). Impacts related to road maintenance will be addressed in the Transportation/Traffic section of the forthcoming EIR. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.
- g) No other governmental services are expected to be required for the Project. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
46. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description

Findings of Fact:

The proposed Project would meet, at a minimum, all requirements of Title 24 California Code of Regulations construction for energy savings. There is no energy conservation plan associated with the Eastvale General Plan which would affect the Project site. Therefore, **no impacts** are anticipated and this issue will not be discussed in the forthcoming EIR.

MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Above checklist and referenced sources

Findings of Fact:

The Project site has been heavily disturbed from previous agricultural use and was recently graded. Native and sensitive plant communities do not exist on the Project site due to this heavy disturbance. While previous Biological Assessments of the Project site concluded no species listed as threatened or endangered were expected to occur on the Project site due to a lack of suitable habitat, several special-status species may have the potential to occur on-site. Additionally, the Project site lies within MSCHP Criteria Cell 168. The Project is not expected to eliminate an important example of the major periods of California history or prehistory because there are no historic resources existing on-site and thus, no impacts are anticipated in this regard. However, as the Biological Assessment will be conducted, the Project may have the potential to 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. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

MANDATORY FINDINGS OF SIGNIFICANCE		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
51.	Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Above checklist and referenced sources.

Findings of Fact:

The Project would eliminate the potential to retain agricultural land which could have been reclaimed in the long-term for agricultural or biological purposes. In the short-term, however, the Project would reduce pollution caused by agricultural practices. Thus, the proposed Project has the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

MANDATORY FINDINGS OF SIGNIFICANCE		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
52.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 as defined in California Code of Regulations, Section 15130)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Above checklist and referenced sources.

The proposed Project may contribute to potential impacts to traffic and circulation, air quality, noise, and water consumption and loss of agricultural land, that may be individually limited, but which may have the potential to be cumulatively considerable. Therefore, impacts are considered **potentially significant** and this issue will be discussed further in the forthcoming EIR.

MANDATORY FINDINGS OF SIGNIFICANCE		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Above checklist and referenced sources

Findings of Fact:

As discussed above, the proposed Project has the potential to have substantial adverse environmental effects. The EIR will analyze and provide mitigation, where feasible, for any direct and/or indirect impacts upon human beings. Therefore, impacts are considered to be **potentially significant** and this issue will be discussed further in the forthcoming EIR.

VI. EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 1503 (c) (3) (D).

EARLIER ANALYSES USED, IF ANY

Albert A. Webb Associates, *Final Environmental Impact Report No. 465 for The Resort Specific Plan No. 335 (SCH 2003121166)*, October 2005

LOCATION WHERE EARLIER ANALYSES, IF USED, ARE AVAILABLE FOR REVIEW

City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, California 91752

VII. REFERENCES/AUTHORITIES CITED

- AQMP South Coast Air Quality Management District, *2007 Air Quality Management Plan*, June 2007. (Available at www.aqmd.gov/aqmp/AQMPintro.htm, accessed June 29, 2011.)
- CBC California Building Standards Commission, *California Building Code, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2, 2010 Edition*, effective January 1, 2011. (Available at <http://publicecodes.citation.com/st/ca/st/index.htm>, accessed September 12, 2011.)
- CFA Winzler&Kelly, *Proposed Incorporation, City of Jurupa Valley, Public Hearing Draft Comprehensive Fiscal Analysis*, June 14, 2010. (Available at <http://www.lafco.org/opencms/Incorporations/JurupaValley.html>, accessed September 12, 2011.)
- CDFA California Department of Food and Agriculture, *California Dairy Statistics Annual 2010*, 2010. (Available at http://www.cdfa.ca.gov/dairy/pdf/Annual/2011/Annual_2011_Data_2010.pdf, accessed April 4, 2011.)
- DTSC California Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List-Site Cleanup List (Cortese List)* (Available at <http://www.envirostor.dtsc.ca.gov/public/>, accessed September 12, 2011.)
- DTSC(b) Department of Toxic Substances Control, *EnviroStor Database Listed Sites*. (Available at http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000409, accessed on September 12, 2011.)
- DTSC(c) Department of Toxic Substances Control, *EnviroStor Database Listed Sites*. (Available at http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500369, accessed September 12, 2011.)
- FEIR 465 Albert A. Webb Associates, *Final Environmental Impact Report No. 465 for The Resort Specific Plan No. 335*, October 2005. (Available at City of Eastvale.)

Initial Study for the Eastvale Commerce Center

- FEMAA Federal Emergency Management Agency, *Flood Insurance Rate Map Number 06065C0018G*, August 28, 2008. (Available at <http://msc.fema.gov/webapp/wcs/stores/servlet/QuickOrderView?storeId=10001&catalogId=10001&langId=-1&userType=G>, accessed September 9, 2011.)
- FEMAb Federal Emergency Management Agency, *Flood Insurance Rate Map Number 06065C0681G*, August 28, 2008. (Available at <http://msc.fema.gov/webapp/wcs/stores/servlet/QuickOrderView?storeId=10001&catalogId=10001&langId=-1&userType=G>, accessed September 9, 2011.)
- GP Riverside, County of, *Riverside County Integrated Project General Plan, County of Riverside*, Adopted October 7, 2003 and adopted October 1, 2010 by the City Eastvale (Available at <http://www.rctlma.org/genplan/default.aspx>, accessed August 2, 2011.)
- GP FPEIR County of Riverside, Transportation and Land Management Agency- Planning Division, *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report*, 2003, as adopted by the City of Eastvale on October 1, 2011. (Available at <http://www.rctlma.org/genplan/default.aspx>, accessed August 2, 2011.)
- JAP County of Riverside General Plan, *Jurupa Area Plan*, October 2003 as adopted by the City of Eastvale on October 1, 2010. (Available at <http://www.rctlma.org/genplan/content/gp.aspx>, accessed June 29, 2011.)
- JCSD Jurupa Community Services District, *Master Sewer Plan*, September 2004, (Available at <http://www.jcsd.us/MasterPlans/tabid/319/Default.aspx>, accessed on June 30, 2011.)
- JCSD-ISMND Jurupa Community Services District, *Initial Study/Negative Mitigated Declaration for the Jurupa Community Services District Eastvale Master Water and Sewer Plan (SHC2003121055)*, January 2004. (Available at Jurupa Community Services District.)
- LSA LSA Associates, *Memorandum re: Status Report of Paleontological Grading Monitoring for Work Completed-to-date for "The Resort at Mira Loma" Project of Lewis Operating Corp.* April 8, 2008. (Appendix A)
- MSHCP County of Riverside, *Western Riverside County Multiple Species Habitat Conservation Plan*, adopted June 17, 2003. (Available at <http://www.rctlma.org/mshcp/>, accessed June 29, 2011.)
- Ord 457 County of Riverside, *Ordinance No. 457, Uniform Building Code*, January 26, 2010. (Available at Riverside County Clerk of the Board and <http://rivcocob.com/ords/400/457.pdf>, accessed on June 29, 2011.)
- Ord 460 County of Riverside, *Ordinance No. 460, Regulating the Division of Land of the County of Riverside*, June 3, 2010. (Available at <http://rivcocob.com/ords/400/460.pdf>, accessed June 29, 2011.)
- Ord 461 County of Riverside, *Ordinance No. 461, Road Improvement Standards and Specifications*, April 28, 2008. (Available at http://www.rctlma.org/trans/land_dev_ord_461.html#lighting, accessed August 12, 2011.)
- Ord 484 County of Riverside, *Ordinance No. 484 (As Amended Through 484.2), An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand*, March 14, 2000. (Available at <http://rivcocob.com/ords/400/484.2.pdf>, accessed June 29, 2011.)

Initial Study for the Eastvale Commerce Center

- Ord 460 County of Riverside, 1991, *Ordinance No. 460, Regulating the Division of Land of the County of Riverside*, June 3, 2010. (Available at <http://rivcocob.com/ords/400/460.pdf>, accessed September 13, 2011.)
- Ord 461 County of Riverside, *Ordinance No. 461, Road Improvement Standards and Specifications*, December 20, 2007. (Available at http://www.rctlma.org/trans/land_dev_ord_461.html, accessed September 13, 2011.)
- Ord 655 County of Riverside, *Ordinance No. 655, An Ordinance of the County of Riverside Regulating Light Pollution*, June 7, 1988. (Available at <http://rivcocob.com/ords/600/655.htm>, accessed June 28, 2011.)
- Ord 659 County of Riverside, *Ordinance No. 659, An Ordinance of the County of Riverside Establishing a Development Impact Fee Program*, September 9, 2010. (Available at <http://rivcocob.com/ords/600/659.pdf>, accessed June 29, 2011.)
- Ord 754 County of Riverside, *Ordinance No. 754, An Ordinance of the County of Riverside Establishing Stormwater/Urban Runoff Management and Discharge Controls*, November 7, 2006. (Available at <http://rivcocob.com/ords/700/754.2.pdf>, accessed June 28, 2011.)
- Ord 762 County of Riverside, *Ordinance No. 762, An Ordinance of the Board of Supervisors of the County of Riverside Approving and Adopting the Redevelopment Plan for the Merger of County of Riverside Redevelopment Projects No. 2, No. 2-1987 and No. 2-1989*, July 9, 1996. (Available at <http://rivcocob.com/ords/700/762.htm>, accessed September 12, 2011.)
- Ord 763 County of Riverside, *Ordinance No. 763, An Ordinance of the Board of Supervisors of the County of Riverside Approving and Adopting the Redevelopment Plan for the Jurupa Valley Project Area Amendment*, July 9, 1996. (Available at <http://rivcocob.com/ords/700/763.htm>, accessed on September 12, 2011.)
- RCLIS Riverside, County of, *Riverside County Land Information System Website*. (Available at <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>, accessed June 29, 2011.)
- RCPRD Riverside County Parks and Recreation District, *DRAFT Jurupa Area Plan Trails and Bikeway System*, January 13, 2010. (Available at http://www.rivcoparks.org/wp-content/custom_images/trails/Jurupa_Trails.pdf, accessed September 12, 2011.)
- SARWQCB Santa Ana Regional Water Quality Control Basin. *Water Quality Control Plan Santa Ana River Basin 1995, Updated 2008*, February 2008. (Available at http://www.swrcb.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml, accessed on September 9, 2011.)
- SCDC State of California Department of Conservation - Division of Land Resource Protection, *Farmland Mapping and Monitoring Program*, 2008. (Available at http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/riv08_west.pdf, accessed July 25, 2011.)

VIII. LIST OF INITIAL STUDY PREPARERS

City of Eastvale

Eric Norris, Planning Director

12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

(951) 361-0900

Albert A. Webb Associates

Cathy Perring, Principal Environmental Planner

Melissa Perez, Associate Environmental Planner

Ryan Leonard, Assistant Environmental Analyst

Lisa Lemoine, Associate Environmental Technician

3788 McCray Street, Riverside, CA 92506

(951) 686-1070

IX. ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS

Acronyms

BMP	Best Management Practices
CALTRANS	California Department of Transportation
CBC	California Building Code
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
COC	Contaminants of Concern
CFA	Comprehensive Financial Analysis
CSA	County Service Area
CZ	Change of Zone
ECC	Eastvale Commerce Center
ECCSP	Eastvale Commerce Center Specific Plan
EIR	Environmental Impact Report
ESA	Endangered Species Act
DTSC	Department of Toxic Substance Control
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gases
GPA	General Plan Amendment
GPD	Gallons Per Day
IS	Initial Study
JCSD	Jurupa Community Services District
JVIRC	Jurupa Valley Incorporation Research Committee
LAFCO	Local Agency Formation Commission
LUST	Leaking Underground Fuel Storage Tank
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
n/a	Not applicable
NMCP	New Model Colony Plan (City of Ontario)

Acronyms

NOD	Notice of Determination
NPDES	National Pollutant Discharge Elimination System
OCP	Organochlorine Pesticides
RCPRD	Riverside County Parks and Recreation District
RWQCB	Regional Water Quality Control Board
SARI	Santa Ana Regional Interceptor
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SOI	Sphere of Influence
SP355	The Resort Specific Plan No. 355
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
UBC	Uniform Building Code
USFWS	United States Fish and Wildlife Service
WBO	Western Burrowing Owl
WRCRWA	Western Riverside County Regional Wastewater Authority

Units of Measurement

AMSL	Above Mean Sea Level
MGD	Million Gallons Per Day
Mg/L	Milligrams per liter
NH ₄ NO ₃	Ammonium Nitrate
NO _x	Oxides of nitrogen
NO ₃	Nitrate
PM-10	Particulate matter 2.5 to 10 microns in diameter
PM-2.5	Particulate matter 2.5 microns or less in diameter
µg /m ³	Micrograms per cubic meter
µm	Micrograms

APPENDIX A

MEMORANDUM

DATE: April 8, 2008

TO: Joni Chan, Vice President, Lewis Operating Corp.

FROM: Steve Conkling, Principal, LSA Associates, Inc.

SUBJECT: Status Report of Paleontological Grading Monitoring for Work Completed-to-date for "The Resort at Mira Loma" Project of Lewis Operating Corp.

The sediments that underlie The Resort project area are from the Late Pleistocene, and are approximately 14,000 years old. Over the last two years, approximately 150 fossil specimens have been collected during an on-going paleontological mitigation program from The Resort project. A Paleontological Resources Impact Mitigation Program (PRIMP) was initiated by Paleo Environmental Associates (PEA) in 2006. LSA is currently under contract to Lewis Operating Corp for the continuation of the fossil salvage program, approximately one-third of the overall paleontology project budget has been expended to date, and the remaining monies appear sufficient for the remainder of excavation monitoring.

The initial fossil salvage by PEA recovered just over one hundred and thirty specimens (some of which were broken and have been joined with other specimens in the laboratory). During three weeks in 2007, additional monitoring produced approximately 20 additional specimens. Preparation and identification has been completed for those specimens recovered from The Resort. Sediment screening was also conducted on sediments determined to contain small, vertebrate fossils. All of the fossils identified to date have been attributed to seven different animals (see included faunal list). Presence of bison in the fauna indicates the sediments are from the Rancholabrean Land Mammal Age and are less than 14,000 years old. Similar faunas of this age have been found throughout southern California and are relatively common in western Riverside County. Fossil rodents from the project area suggest a scrub-woodland environment interspersed with grassland.

Preparation of fossils was conducted both by LSA staff and volunteers at local museums. These museums include the Riverside Metropolitan Museum, the Mojave River Valley Museum at Barstow, and the Raymond Alf Museum in Claremont.

A partial vertebrate faunal list for The Resort includes both isolated limbs and jaws; and articulated specimens of mammals:

- Imperial Mammoth
- Western Camel
- Bison
- Large-species of Horse
- Small-species of Horse
- Pocket Gopher
- Wood Rat

Fossil invertebrates (specifically snails) were also recovered from The Resort. These fossils help describe the habitat of the area at the time the sediments were being deposited. Fossil snails (*Vertigo modesto*, *Pupisoma* sp., *Succinea* sp., *Catinella* sp., *Columella* sp. cf. *alticola*) indicate that The Resort area retained marshy areas interspersed with scrub brush and copses of trees.