5.17 UTILITIES AND SERVICE SYSTEMS

This section of the Draft Environmental Impact Report (DEIR) discusses the current conditions for utility providers, including water, wastewater, stormwater, solid waste, electricity, and natural gas services, and the Agua Mansa Commerce Park Specific Plan project's (proposed project) effects on these providers.

The following is based in part on service provider questionnaire responses and information obtained from:

- *Hydrology & Water Quality Report for Agua Mansa Commerce Park, Jurupa Valley, California*, Langan Engineering and Environmental Services, Inc., November 21, 2018.
- Utility Report for Agua Mansa Commerce Park, Jurupa Valley, California, Langan Engineering and Environmental Services, Inc., January 21, 2019.
- Water Supply Assessment for the Agua Mansa Commerce Park, Rubidoux Community Services District, December 2016.
- Addendum to Water Supply Assessment for the Agua Mansa Commerce Park, Rubidoux Community Services District, December 15, 2016.

Complete copies of these studies and the service provider questionnaire responses are included in the Technical Appendices to this Draft EIR (Volume II, Appendices H, J, L, and M).

5.17.1 Wastewater Treatment and Collection

5.17.1.1 ENVIRONMENTAL SETTING

Regulatory Background

Federal

Clean Water Act and National Pollution Elimination Discharge System

The Clean Water Act establishes regulations to control the discharge of pollutants into the waters of the United States and regulates water quality standards for surface waters (US Code, Title 33, §§ 1251 et seq.). Under the act, the US Environment Protection Agency is authorized to set wastewater standards and runs the National Pollutant Discharge Elimination System (NPDES) permit program. Under the NPDES program, permits are required for all new developments that discharge directly into Waters of the United States. The federal Clean Water Act requires wastewater treatment of all effluent before it is discharged into surface waters. NPDES permits for such discharges in the project region are issued by the Santa Ana Regional Water Quality Control Board.

State

State Water Resources Control Board: Statewide General Waste Discharge Requirements

The General Waste Discharge Requirements specify that all federal and state agencies, municipalities, counties, districts, and other public entities that own or operate sanitary sewer systems greater than one mile in length that collect and/or convey untreated or partially treated wastewater to a publicly owned treatment facility in the State of California need to develop a Sewer Master Plan. The plan evaluates existing sewer collection systems and provides a framework for undertaking the construction of new and replacement facilities in order to maintain proper levels of service. The master plan includes inflow and infiltration studies to analyze flow monitoring and water use data, a capacity assurance plan to analyze the existing system with existing land use and unit flow factors, a condition assessment and sewer system rehabilitation plan, and a financial plan with recommended capital improvements and financial models.

Local

City General Plan Policies

The specific policies outlined in the City's General Plan that are related to wastewater facilities and that apply to the proposed project are listed in Table 5.9-2, *City of Jurupa Valley General Plan Consistency Analysis*.

City of Riverside's Regional Water Quality Control Plant NPDES Permit

Wastewater discharge requirements for the City of Riverside's Regional Water Quality Control Plant are detailed in Order No. RS-2013-0016 NPDES No. CA0105350. The permit includes the conditions needed to meet applicable technology-based requirements at a minimum. The permit includes limitations more stringent than applicable federal technology-based requirements where necessary to achieve applicable water quality standards.

Rubidoux Community Services District Ordinance No. 105

The collection system of the Rubidoux Community Services District (RCSD) conveys untreated sewage to the regional wastewater treatment facilities of the City of Riverside, which are considered publicly owned treatment works. Ordinance No. 105 ensures wastewater discharge into RCSD's sewer system is compliant with the NPDES permit conditions, bio-solid use and disposal requirements, and any other federal or state laws.

The ordinance also includes the RCSD's Industrial Pre-Treatment program, including all currently adopted limits for the discharge of pollutants as adopted by the RCSD and as applicable to the specific industrial user.

Rubidoux Community Services District Water and Sanitary Sewer Design and Construction Manual

The RCSD Water and Sanitary Sewer Design and Construction Manual ensures that water and sewer facilities constructed for the RCSD are complete, correctly operating, and in compliance with government codes and good water and wastewater industry practice. The manual also provides interested parties with the RCSD's procedures, policies, and requirements for the design and construction of new water and wastewater infrastructure.

Existing Conditions

The site is currently outside of the RCSD's wastewater service area; however, the site's surrounding uses are served by the RCSD. The annexation of the project site into the RCSD's wastewater service area is currently under review with the Riverside County Local Agency Formation Commission (LAFCO). Thus, the following text describes existing conditions for the RCSD's wastewater conveyance and treatment systems as they relate to the project site.

Wastewater Conveyance

Wastewater collection of onsite sewage is conveyed to septic fields also located within the project site. The site is currently outside of the RCSD service area; however, the site's surrounding uses are served by the RCSD. There is an existing 12-inch sewer line in Rubidoux Boulevard to the southwest of the site and an existing 8-inch sewer line in Brown Avenue to the east side of the site. Existing on-site sewer is conveyed to septic fields on-site, with no flow reaching these existing public lines.

Wastewater Treatment

All wastewater collected by the RCSD is conveyed through regional wastewater conveyance facilities to the City of Riverside Regional Water Quality Control Plant (WQCP). The WQCP is located at 5950 Acorn Street in the City of Riverside about six miles southwest of the site. The current capacity of the WQCP is 40 million gallons per day (mgd) (Riverside 2015). RCSD has a purchased treatment capacity of 3.055 mgd (Dudek 2005). Currently, RCSD uses 2 mgd of its purchased treatment capacity and thus has a remaining treatment capacity of approximately 1.055 mgd (LAFCO 2014).

Since the project site is outside of RCSD's service area and currently uses a septic system onsite, the WQCP does not treat any of the project site's existing sewage flow.

5.17.1.2 NOTICE OF PREPARATION / SCOPING COMMENTS

A Notice of Preparation (NOP) for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of utilities and service systems.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.17.1.3 THRESHOLDS OF SIGNIFICANCE

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to utilities and service systems are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project would:

WW-1(a) Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction of which could cause significant environmental effects.

WW-1(b) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

5.17.1.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs, applied to the project based on federal, state, or local law currently in place and which effectively reduce impacts related to wastewater treatment and collection. These requirements are included in the project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP WW-1 The proposed project will be designed, constructed, and operated in accordance with the Rubidoux Community Services District Ordinance No. 105. All wastewater discharges into RCSD facilities shall be required to comply with the discharge standards set forth to protect the public sewage system. Any industrial user that generates a high-strength wastewater must apply for a permit and comply with the RCSD Industrial Pre-Treatment program.

PPP WW-2 The project's sewer infrastructure improvements will be designed, constructed, and operated in accordance with Rubidoux Community Services District Water and Sanitary Sewer Design and Construction Manual.

Project Design Features

There are no PDFs that apply to wastewater treatment and collection.

5.17.1.5 ENVIRONMENTAL IMPACTS

The installation of wastewater facilities as proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this DEIR. In instances where impacts have been identified for the project's construction phase, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this DEIR would not be required.

Impact WW-1: Threshold: Would the project (a) require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction of which could cause significant environmental effects; or (b) result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project site is just outside of the existing RCSD wastewater service area boundary. In order for the project to receive RCSD's wastewater services, the site would need to be annexed into the RCSD service area through formal application with the Riverside County LAFCO. The annexation of the project site into the RCSD's wastewater service area is currently under review with the Riverside County LAFCO. The following analysis assumes the annexation is approved.

Buildout of the Agua Mansa Commerce Park Specific Plan would allow two development alternatives:

- **Alternative 1:** 4,216,000 SF of Industrial Park, 200,000 SF of Business Park, and 64,000 SF of Research and Development
- **Alternative 2:** 4,216,000 SF of Industrial Park, 150,000 SF Business Park, 25,000 SF of retail, and 64,000 SF of Research and Development

To determine the worst-case scenario, both buildout scenarios are analyzed.

Wastewater Treatment Capacity

Buildout of the proposed project would generate approximately 9,172 gallons per day (gpd) of wastewater under Alternative 1 and 8,932 gpd of wastewater under Alternative 2 as detailed in Table 5.17-1.

Table 5.17-1 Estimated Water Demand and Wastewater Generation

Proposed Land Use	Buildout	Estimated Employment[1]	Water Demand[2]	Wastewater Generation[3]
ALTERNATIVE 1(No Retail)				
Industrial	4,216,000 SF	844	16,880 GPD	6,752 GPD
Business Park	200,000 SF	100	5,000 GPD	2,000 GPD
Research and Development	41,000 SF[4]	21	1,050 GPD	420 GPD
Open Space	70.9 acres	0	0 GPD	0 GPD
TOTAL	**4,480,000 SF**	**965**	**22,930 GPD**	**9,172 GPD**
ALTERNATIVE 2 (Retail Overlay)				
Industrial	4,216,000 SF	844	16,880 GPD	6,752 GPD
Business Park	150,000 SF	75	3,750 GPD	1,500 GPD
Retail	25,000 SF	13	650 GPD	260 GPD
Research and Development	41,000 SF[4]	21	1,050 GPD	420 GPD
Open Space	70.9 acres	0	0 GPD	0 GPD
TOTAL	**4,455,000 SF**	**953**	**22,330 GPD**	**8,932 GPD**

Source: Langan 2019.
GPD = gallons per day
1 Employment generation factors: 1 employee per 5,000 SF Industrial use; 1 employee per 2,000 SF Business Park/Retail Use
2 Water demand rates: 20 GPD per employee for Industrial use; 50 GPD per employee for Business Park/Retail Use
3 Wastewater generation is estimated to be approximately 40 percent of water demand per RCSD requirements.
4 It should be noted that only 41,000 SF of the 64,000 SF for research and development are included in this analysis since 23,000 SF already exists on site and is not associated with additional water demand and wastewater generation.

As stated above, the current capacity of the WQCP is 40 mgd, of which the RCSD has 3.055 mgd of purchased treatment capacity. Currently, the RCSD uses only 2 mgd of that capacity; thus, RCSD has a remaining wastewater treatment capacity of 1.055 mgd in the WQCP. Under both development options, the proposed project's generated wastewater would represent less than one percent of the RCSD's remaining purchased treatment capacity at the WQCP. Therefore, wastewater generated by the proposed project would be adequately treated at the WQCP.

Wastewater Treatment Quality

The WQCP is required by federal and state law to meet applicable standards of treatment plant discharge requirements subject to NPDES Permit No. CA0105350 issued by the Santa Ana Regional Water Quality Control Board in 2013 under Order No. RS-2013-0016. The NPDES permit regulates the amount and type of pollutants that the system can discharge into receiving waters. WQCP is operating in compliance with state waste discharge requirements and federal NPDES permit requirements, as set forth in the NPDES permit and order. Compliance with Ordinance No. 105 ensures wastewater discharge into RCSD's sewer system from the proposed project is compliant with the NPDES permit conditions, bio-solid use and disposal requirements, and any other federal or state laws. Furthermore, RCSD has an existing industrial pre-treatment program that focuses on industrial discharges. The industrial pre-treatment program complies with the City's requirements for industrial dischargers. However, total dissolved solids (TDS) are naturally occurring in the groundwater within the region, including the RCSD service area. These naturally occurring TDS contribute to the

concentration of TDS in the wastewater received from within the RCSD service area and subsequently conveyed to the WQCP. Because of TDS concentration, the City of Riverside has opposed any further annexation to the RCSD until the RCSD addresses the TDS levels. The RCSD is developing a TDS Reduction Plan that will comprehensively review options to reduce TDS to Permit limits in wastewater delivered to the City of Riverside. Options anticipated to be included in the TDS Reduction Plan are reduction of TDS in potable water deliveries and more control on Customer Use Increment.

Therefore, the additional wastewater (quantity and type) that would be generated by the proposed project and treated by the WQCP could impede the WQCP's ability to continue to meet its wastewater treatment requirements and impacts on wastewater treatment requirements could be potentially significant.

Wastewater Conveyance

As shown on Figure 5.17-1, *Conceptual Sewer Plan*, proposed sewer infrastructure onsite would include two new sewer connections to the existing sewer lines in Rubidoux Boulevard and Brown Avenue to the southwest and east, respectively. There is a 12-inch sewer line in Rubidoux Boulevard to the southwest of the site and an 8-inch sewer line in Brown Avenue to the east of the project site. Since the project site currently uses a septic system, no sewage flows into the existing RCSD sewer lines in Rubidoux Boulevard and Brown Avenue.

Each proposed building would have a minimum of two points of sewer connection. Any offsite construction of the expansion of sewer infrastructure would be contained within existing public road rights-of-way in accordance with the RCSD and City of Jurupa Valley standards and specifications. Additionally, during the engineering design and plan check process for each project, the City of Jurupa Valley and the RCSD would assess the infrastructure needs of such improvements to ensure that adequate wastewater infrastructure is available. On-site construction of the proposed sewer infrastructure will be within project limits and proposed private roads and will be constructed in compliance with the Rubidoux Community Services District Water and Sanitary Sewer Design and Construction Manual. Therefore, the project would not require or result in construction that would cause significant environmental effects on undeveloped green space. Impacts related to wastewater conveyance would be less than significant.

Level of Significance before Mitigation: With implementation of PPP WW-1 and PPP WW-2, Impact WW-1 (b) would be potentially significant. Mitigation Measure WW-1 is required to reduce impacts to less than significant. With implementation of PPP WW-1 and PPP WW-2, Impact WW-1 (a) would be less than significant.

5.17.1.6 CUMULATIVE IMPACTS

The area considered for cumulative impacts is RCSD's service area—7.5 square miles with a population of about 33,441 people. The 2040 projected quantities of wastewater that need to be treated at WQCP is 2,350 acre-feet per year (afy), an increase of 138 afy from 2015 production rates (RCSD 2016). RCSD has a purchased treatment capacity of 3.055 mgd from the WQCP. Currently, RCSD uses 2 mgd of its purchased treatment capacity and thus has a remaining treatment capacity of approximately 1.055 mgd (or 1182.6 afy). There is sufficient wastewater treatment capacity in the region for the cumulative increase in wastewater generation, and cumulative impacts would be less than significant. Project impacts would not be cumulatively considerable.

5.17.1.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

With implementation of PPP WW-1 and PPP WW-2, Impact WW-1 (a) would be less than significant.

With the implementation of PPP WW-1 and PPP WW-2, Impact WW-1 (b) would be potentially significant.

5.17.1.8 MITIGATION MEASURES

Impact WW-1 (b)

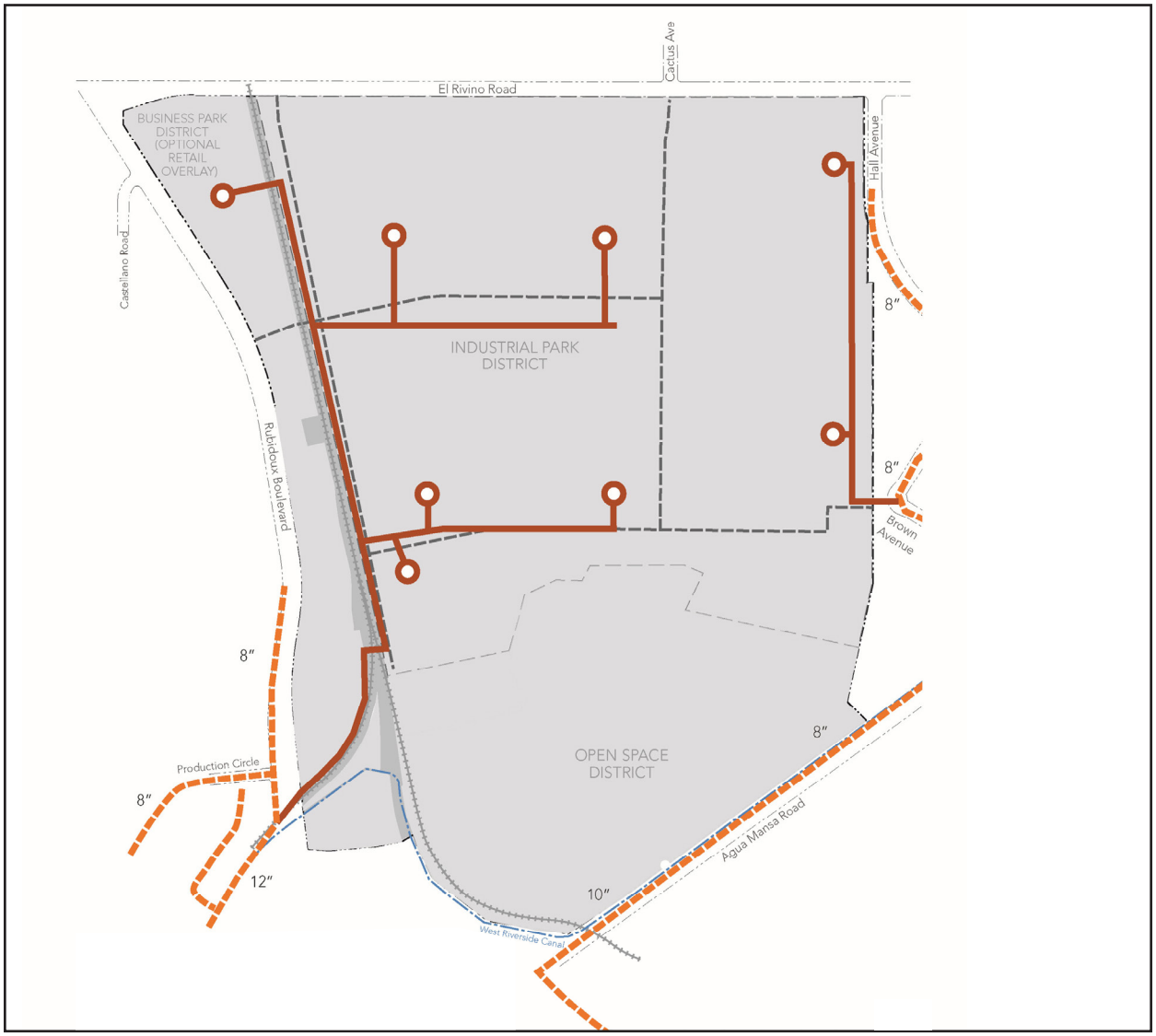
MM WW-1 The proposed project shall comply with the RCSD TDS Reduction Plan; or if the TDS Reduction Plan has not been adopted prior to the issuance of the first building permit; then the proposed project shall coordinate with RCSD to develop a plan that will insure wastewater delivered into RCSD's sewer collection system for treatment at the City's Treatment Plant will not have a TDS concentration exceeding 650 mg/l. The TDS control methods will be accomplished using standards mutually agreed to with RCSD and may include TDS removal treatment for potable water delivered to the proposed project in whole, or for each individual building within the proposed project. TDS removal is not required for irrigation systems or fire protection systems.

5.17.1.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impact WW-1 (b)

Implementation of Mitigation Measure MM WW-1 would require the project applicant to comply with the recommended action(s) in the TDS Reduction Plan. Compliance with mitigation measure MM WW-1 would ensure that wastewater generated from the proposed project and conveyed to the WQCP would not violate the requirements of the NPDES permit. Implementation of MM WW-1 would reduce impacts to less than significant.

Figure 5.17-1 - Conceptual Sewer Plan
5. Environmental Analysis



Agua Mansa Commerce Park Specific Plan Area Boundary

Existing Rubidoux Community Services District Sewer

Proposed Sewer/Connection

Railroad

Canal

0 1,000
Scale (Feet)

Source: MIG, 2019

5. Environmental Analysis
UTILITIES AND SERVICE SYSTEMS

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5.17.2 Water Supply and Distribution Systems

5.17.2.1 ENVIRONMENTAL SETTING

Regulatory Background

State

Mandatory Water Conservation

Following Governor Brown's declaration of a state of emergency on July 15, 2014, the State Water Resources Control Board (SWRCB) adopted Resolution No. 2014-0038. The emergency regulation was partially repealed by Resolution No. 2017-0024. The remaining regulation prohibits several activities, including (1) the application of potable water to outdoor landscapes in a manner that causes excess runoff; (2) the use of a hose to wash a motor vehicle except where the hose is equipped with a shut-off nozzle; (3) the application of potable water to driveways and sidewalks; (4) the use of potable water in nonrecirculating ornamental fountains; and (5) the application of potable water to outdoor landscapes during and within 48 hours after measurable rainfall. The SWRCB resolution also directed urban water suppliers to submit monthly water monitoring reports to the SWRCB.

Urban Water Management Planning Act

The Urban Water Management Planning Act of 1983 (Water Code §§ 10610 et seq.) requires water suppliers to:

- Plan for water supply and assess reliability of each source of water over a 20-year period in 5-year increments.
- Identify and quantify adequate water supplies, including recycled water, for existing and future demands in normal, single-dry, and multiple-dry years.
- Implement conservation and the efficient use of urban water supplies.

Significant new requirements for quantified demand reductions have been added by the Water Conservation Act of 2009 (Senate Bill 7 of Special Extended Session 7 or SBX7-7), which amends the Urban Water Management Planning Act and adds new water conservation provisions to the Water Code.

Senate Bill 221

Senate Bill 221 (SB 221) prohibits approval of a tentative map, a parcel map for which a tentative map was not required, or a development agreement for subdivisions of more than 500 dwelling units unless the legislative body of a city or county provides written verification from the applicable public water system that a sufficient water supply is available or will be available prior to completion of the project. Sufficient water supply is defined as "the total water supplies available during normal, single-dry, and multiple-dry years within a 20-year projection that will meet the projected demand associated with the proposed subdivision, in addition to existing and planned future uses, including, but not limited to, agricultural and industrial uses"(CLI 2016).

In determining sufficient water supply, all of the following factors must be considered:

- Availability of water supplies over a historical record of at least 20 years.
- Applicability of an urban water shortage contingency analysis prepared pursuant to Section 10632 of the Water Code that includes actions to be undertaken by the public water system in response to water supply shortages.
- Reduction in water supply allocated to a specific water use sector pursuant to a resolution or ordinance adopted or a contract entered into by the public water system.
- Amount of water from other water supply projects such as conjunctive use, reclaimed water, water conservation, and water transfer.

In addition, the written verification of the public water system's ability or inability to provide a sufficient water supply to meet the projected demands from the proposed subdivision must be supported by substantial evidence. If the written verification relies on projected water supplies that are not currently available, the availability of said supplies must be based on written contracts or other proof of valid rights to the identified water supply; copies of a capital outlay program for financing the delivery of a sufficient water supply; securing of applicable federal, state, and local permits for construction of necessary infrastructure; and any necessary regulatory approvals.

Senate Bill 610

Senate Bill 610 (SB 610) (2001) amended the Urban Water Management Planning Act to mandate that a city or county approving certain projects subject to CEQA: 1) identify any public water system that may supply water for the project and 2) request those public water systems to prepare a specified water supply assessment.[1] The assessment must include:

- A discussion of whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection would meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.
- The identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts.
- A description of the quantities of water received in prior years by the public water system under the existing water supply entitlements, water rights, or water service contracts.

[1] Under Water Code § 10912(a)(5), SB 610 applies to a CEQA project defined as "a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area." Thus, a water supply assessment was prepared for the proposed project.

- A demonstration of water supply entitlements, water rights, or water service contracts.
- The identification of other public water systems or water service contract holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts with the same source of water as the public water system.
- Additional information is required if groundwater is included in the supply for the proposed project.

If SB 610 applies to a project, the water supply assessment must be included in any environmental document prepared for the project and may include an evaluation of any information in that environmental document. The assessment must determine if the projected water supplies will be sufficient to satisfy the demands of the project as well as existing and planned future uses. A Water Supply Assessment (WSA) was prepared for the proposed project and is included as Appendix M to this DEIR.

Additionally, SB 610 requires new information to be included as part of an urban water management plan (UWMP) if groundwater is identified as a source of water available to the supplier. Information must include a description of all water supply projects and programs that may be undertaken to meet total projected water use. SB 610 prohibits eligibility for funds from specified bond acts until the UWMP is submitted to the state.

20x2020 Water Conservation Plan

The 20x2020 Water Conservation Plan, issued by the Department of Water Resources in 2010 pursuant to the Water Conservation Act of 2009 (SBX7-7), established a water conservation target of 20 percent reduction in water use by 2020 compared to 2005 baseline use.

Local

City of Jurupa Valley General Plan Policies

The specific policies outlined in the City's General Plan that are related to water facilities and that apply to the proposed project are listed in Table 5.9-2, *City of Jurupa Valley General Plan Consistency Analysis*.

Rubidoux Community Services District Urban Water Management Plan

The RCSD UWMP is required under Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act, effective January 1, 1984. The act requires all urban water suppliers to prepare, adopt, and file a UWMP with the California Department of Water Resources every five years. The RCSD 2015 UWMP outlines current water demands, sources, and supply reliability to the City by forecasting water use based on climate, demographics, and land use changes in the City. The plan also provides demand management measures to increase water use efficiency for various land use types, and details a water supply contingency plan in case of shortage emergencies.

City of Jurupa Valley Municipal Code Chapter 9.283

The City of Jurupa Valley's municipal code, Chapter 9.283, Water Efficient Landscape Design Requirements, established a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects that conserve and promote the efficient use of water.

Existing Conditions

The site is currently outside of the RCSD's water service area; however, the site's surrounding uses are served by the RCSD. The annexation of the project site into the RCSD's water service area is currently under review with the Riverside County LAFCO. Thus, the following text describes existing conditions for the RCSD's water supply, treatment, and conveyance as they relate to the project site.

Water Supply

The sole source of potable water supply for the RCSD is groundwater extracted from the southern portion of the Riverside Groundwater Basin. The Basin encompasses the RCSD's entire service area. RCSD currently does not purchase or otherwise obtain water from a wholesale water supplier, and recycled water is not currently available to it. RCSD expects that groundwater extracted from the Basin by six potable and six non-potable (irrigation only) groundwater wells will continue to be its primary (and possibly only) source of water through the year 2040, and possibly beyond (RCSD 2016). For emergencies, the RCSD has an emergency potable water interconnection with the Jurupa Community Services District (Appel 2017). The Riverside South Groundwater Basin is the portion of the Riverside Groundwater Basin in Riverside County. (The Riverside North Groundwater Basin is the portion in San Bernardino County.) The Riverside Basin is between the Chino Groundwater Basin on the northwest and the Colton Groundwater Basin on the northeast.

Historical and Projected Groundwater Production

The amount of groundwater pumped by the RCSD from the Riverside South Groundwater Basin and the projected amount to be pumped by the RCSD through 2040 is detailed in Table 5.17-2.

Table 5.17-2 Historic and Projected Groundwater Production

Year	Groundwater Production (afy)
2010	6,527
2015	7,801
2020	10,397
2025	11,045
2030	11,754
2035	12,465
2040	13,202

Source: RCSD 2016.
afy = acre-feet per year

Groundwater Sufficiency

On March 1, 1963, Western Municipal Water District (Western) filed a suit for a general adjudication of water rights within the Riverside North Groundwater Basin. Judgment No. 78426 (hereafter referred to as the 1969 Judgment) established the rights to extract water from three groundwater basins (Riverside North, Colton, and Riverside South) and provided for replenishment in the event actual extractions exceed those rights.

In accordance with the 1969 Judgment, RCSD can extract groundwater from the Riverside South Groundwater Basin without restrictions until the combined credit of the Colton, Riverside North, and Riverside South groundwater basins are depleted. Once the available credit is depleted, Western will be obligated to provide groundwater replenishment. It is anticipated that the cost for replenishment will be allocated to all groundwater extractors, including the RCSD (Western 2017).

Water Conveyance

The site is currently outside of the RCSD water service area, but the site's surrounding uses are served by the RCSD. There is a 24-inch water main in Rubidoux Boulevard southwest of the project site. RCSD states that there are currently no deficiencies in water conveyance infrastructure and facilities (Appel 2017).

5.17.2.2 NOTICE OF PREPARATION / SCOPING COMMENTS

An NOP for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of utilities and service systems.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.17.2.3 THRESHOLDS OF SIGNIFICANCE

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to utilities and service systems are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project would:

W-1(a) Require or result in the relocation or construction of new or expanded water treatment facilities, the construction or relocation of which could cause significant environmental effects.

W-1(b) Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

5.17.2.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs, applied to the project based on federal, state, or local law currently in place and which effectively reduce impacts related to water supply and distribution systems. These requirements are included in the project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP W-1 The proposed project will be designed, constructed, and operated in accordance with the Rubidoux Community Services District Ordinance No. 859.

PPP W-2 The landscaping for the proposed project will be planned, designed, installed, and maintained in accordance with the City of Jurupa Valley Municipal Code Chapter 9.283.

PPP WW-2 The project's water infrastructure improvements will be designed, constructed, and operated in accordance with Rubidoux Community Services District Water and Sanitary Sewer Design and Construction Manual.

Project Design Features

PDF W-1 The project shall provide a landscaping and irrigation plan for review and approval by City staff. The landscape plan shall be designed for the intended function of the project and for the efficient use of water. The landscape plan shall address conditions of the Specific Plan area such as controlling erosion, filtering stormwater, screening of unsightly elements, creating shade, and softening the appearance of walls or structures. Both the landscaping and irrigation plans shall incorporate water conservation features.

PDF W-2 Proposed landscaping should be in line with the base plant palette established for the project. The palette features water-efficient, drought-tolerant species native to the region, and includes colorful shrubs and groundcovers, ornamental grasses and succulents, and evergreen and deciduous trees. Similar plant materials which exhibit very low or low water demand may be substituted for the species included in the plant palette if the alternative plants are climate appropriate and enhance the thematic setting. Requests to substitute plant material not listed in the plant palette shall require the approval of the Planning Director.

5.17.2.5 ENVIRONMENTAL IMPACTS

The installation of water facilities as proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this DEIR. In instances where impacts have been identified for the project's construction phase, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this DEIR would not be required.

- **Impact W-1** Threshold: Would the project (a) require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects; and (b) have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

  The project site is just outside of the existing RCSD water service area boundary but within the RCSD's ultimate services boundary. In order for the project to receive RCSD's water services, the site would need to be annexed into the RCSD service area through formal application with the Riverside County LAFCO. The annexation of the project site into the RCSD's sewer and water service area is currently under review with the Riverside County LAFCO.

Water Demand

Project operation is expected to use about 22,930 gpd (26 afy) for Alternative 1 and 22,330 gpd (25 afy) for Alternative 2, as shown in Table 5.17-1. The RCSD forecasts that it has sufficient water supplies to meet water demands in its service area through 2040 (RCSD 2016a). The WSA for the project indicates that the project site was identified in the District's 1999 Water Facilities Master Plan as the Riverside Cement Company property with an annual water demand of approximately 300 afy (RCSD 2016b). Therefore, the water demand estimate for the proposed project is accounted for in the District's Water Facilities Master Plan. Therefore, the City's forecast of adequate water supplies through 2040 applies to the proposed project. Project development would not require the project to obtain new or expanded water supplies, and impacts would be less than significant.

Proposed Water Conservation Strategies

Chapter 4.8 of the Specific Plan details landscaping requirements for the Agua Mansa Commerce Park and requires all projects to provide a landscaping and irrigation plan for review and approval by City staff. The landscape plan shall be designed for the intended function of the project and for the efficient use of water. The landscape plan shall address conditions of the Specific Plan area such as controlling erosion, filtering stormwater, screening of unsightly elements, creating shade, and softening the appearance of walls or structures. Both the landscaping and irrigation plans shall incorporate water conservation features.

Proposed landscaping should consist of drought-tolerant plants, as feasible. Drought-tolerant plant selection palettes should include colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to the area or naturalized to the area. A plant palette in Table 5.1 of the Specific Plan features water-efficient, drought-tolerant species native to the region. Similar plant materials that exhibit very low to low water demand may be substituted for species in Table 5.1 of the Specific Plan.

Furthermore, landscaping will be implemented in line with RCSD Ordinance No. 859 and Jurupa Valley Municipal Code Chapter 9.283.

Fire Flow Requirements

A fire hydrant is at the corner of Rubidoux Boulevard and Avalon Street (1800 Avalon Street). To supplement the utility report prepared for this project, Langan tested the fire hydrant to determine whether there was adequate water pressure and flow to meet the fire flow requirement needs for the project. Fire water distribution would require a looped system with one connection coming from the existing 24-inch water main in Rubidoux Boulevard. Each building would have one connection for the fire sprinkler system within that building with a demand of 4,000 gallons per minute. Fire hydrants would be installed around the project site per the coverage and spacing requirements in the California Fire Code. Additionally, the fire flow calculation would be confirmed during the final design of the onsite fire water infrastructure system once final building demand is confirmed.

Water Conveyance

As shown in Figure 5.17-2, *Conceptual Water Plan*, onsite water main infrastructure and one new connection to the existing water main in Rubidoux Boulevard to the southwest would serve the domestic water needs for the proposed project. Each building would have a meter and a minimum of two points of connection. The offsite

construction of water infrastructure improvements would be contained within existing public road rights-of-way in accordance with the RCSD and City of Jurupa Valley standards and specifications. Onsite construction of the required water infrastructure improvements would be within project boundary limits and proposed internal roadways and will be constructed in compliance with the Rubidoux Community Services District Water and Sanitary Sewer Design and Construction Manual.

Additionally, during the engineering design and plan check process for each project, the City of Jurupa Valley and the RCSD would assess the infrastructure needs of such improvements to ensure that adequate water infrastructure is available. Impacts related to water conveyance would be less than significant.

Level of Significance before Mitigation: With implementation of PPP W-1, PPP W-2, PPP-WW-2, PDF W-1, and PDF W-2, Impact W-1 (a) and (b) would be less than significant.

5.17.2.6 CUMULATIVE IMPACTS

The area considered for cumulative water supply impacts is RCSD's service area. Other projects in the service area would increase water demands. RCSD forecasts that it will have sufficient water supplies in its service area over the 2020 to 2040 period (see "Water Demand" under Impact W-1). Other projects of certain sizes and types would be required to have water supply assessments prepared. If RCDS did not already have sufficient projected water supplies for such projects, it would be required to provide its plans for acquiring the needed supplies, including the cost and time frame needed. The RCSD would be required to consider the results of water supply assessments in its CEQA findings on such projects. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

5.17.2.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

With the implementation of PPP W-1, PPP W-2, PPP WW-2, PDF W-1, and PDF W-2, Impact W-1(a) and (b) would be less than significant.

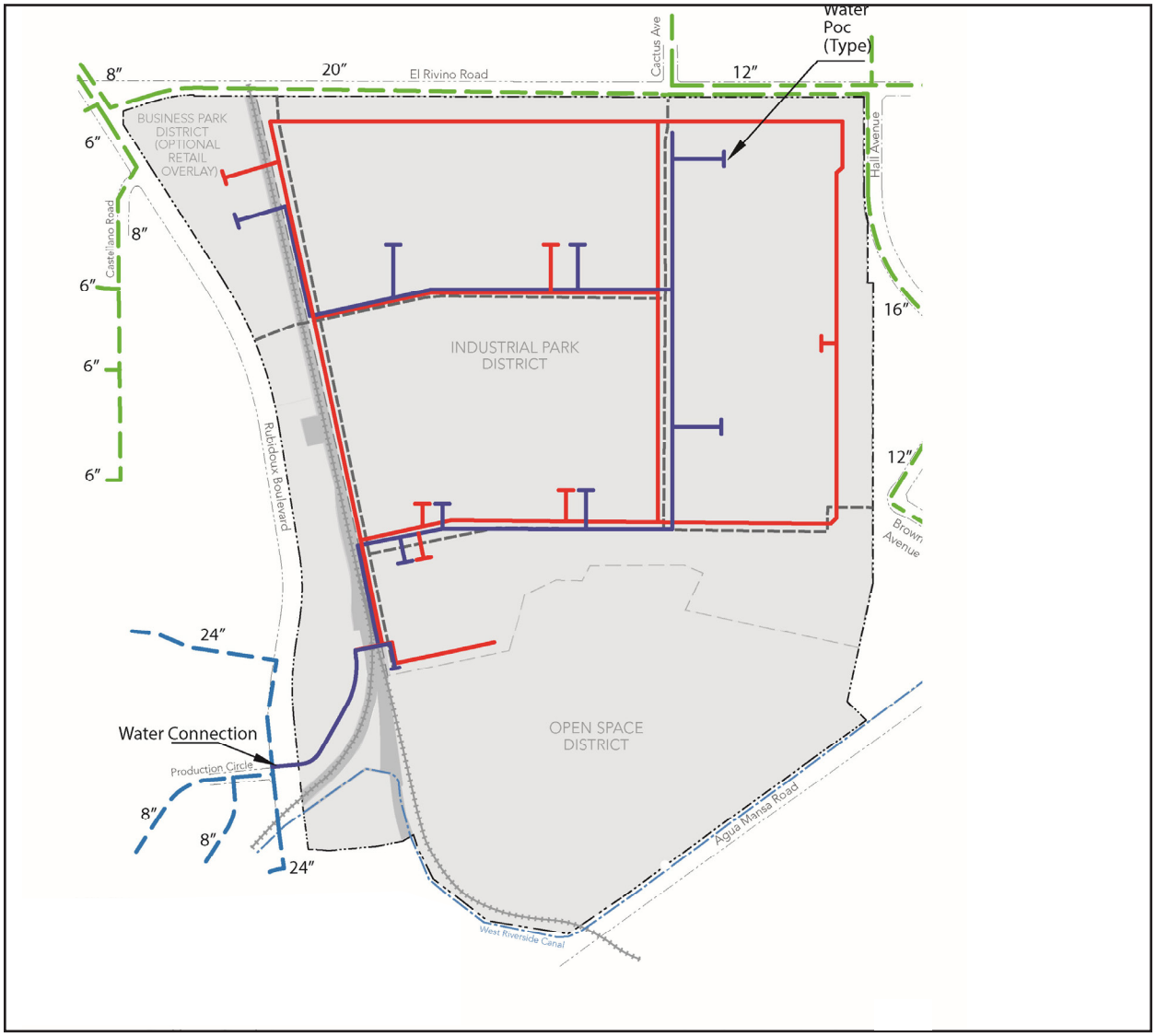
5.17.2.8 MITIGATION MEASURE

No mitigation measures are required.

5.17.2.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

Figure 5.17-2 - Conceptual Water Plan
5. Environmental Analysis



Agua Mansa Commerce Park Specific Plan Area Boundary
Existing Rubidoux Community Services District Water
Existing West Valley Water District Water
Proposed Water
Proposed Fire Water
Backbone Circulation
Railroad
Canal

0 1,000
Scale (Feet)

Source: MIG, 2019

5. Environmental Analysis
UTILITIES AND SERVICE SYSTEMS

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5.17.3 Storm Drainage Systems

5.17.3.1 ENVIRONMENTAL SETTING

Regulatory Background

National Pollutant Discharge Elimination System Program

The SWRCB has adopted a statewide Construction General Permit (ORDER NO. 2012-0006-DWQ) for stormwater discharges associated with construction activity. These regulations prohibit the discharge of stormwater from construction projects that include one acre or more of soil disturbance. Construction activities subject to this permit include clearing, grading, and other disturbance to the ground, such as stockpiling or excavation, that results in soil disturbance of at least one acre of total land area. Individual developers are required to submit a Notice of Intent to the SWRCB for coverage under the NPDES permit and would be obligated to comply with its requirements.

The NPDES Construction General Permit requires all dischargers to (1) develop and implement a Stormwater Pollution Prevention Plan (SWPPP), which specifies best management practices (BMP) to be used during construction of the project; (2) eliminate or reduce nonstorm water discharge to stormwater conveyance systems; and (3) develop and implement a monitoring program of all BMPs specified. The two major objectives of the SWPPP are to (1) help identify the sources of sediment and other pollutants that affect the water quality of stormwater discharges and (2) to describe and ensure the implementation of BMPs to reduce or eliminate sediment and other pollutants in stormwater as well as nonstorm water discharges.

Santa Ana Regional Water Quality Control Board

Waste discharge requirements for stormwater entering municipal storm drainage systems are set forth in the municipal stormwater (MS4) permit for the portion of Riverside County in the Santa Ana Watershed, Order No. R8-2010-0033, issued by the Santa Ana Regional Water Quality Control Board in 2010.

City of Jurupa Valley

General Plan Policies

The specific policies outlined in the City's General Plan that are related to storm drainage systems and that apply to the proposed project are listed in Table 5.9-2, *City of Jurupa Valley General Plan Consistency Analysis*.

Municipal Code

The purpose of Chapter 6.05, *Storm Water/ Urban Runoff Management and Discharge Controls*, of the City of Jurupa Valley Municipal Code is to ensure the future health, safety, and general welfare of city residents by:

1) Reducing pollutants in storm water discharges to the maximum extent practicable;

2) Regulating illicit connections and discharges to the storm drain system;

3) Regulating non-storm water discharges to the storm drain system. (4) The intent of this chapter is to protect and enhance the water quality of county/city watercourses, water bodies, ground water, and wetlands in a manner pursuant to and consistent with applicable requirements contained in the Santa Ana Region Order No. R8-2010-0033, NPDES No. CAS 618033 regulated by the State of California, California Regional Water Quality Control Board, parented by the Federal Clean Water Act (Title 33 U.S.C. Section 1251 et seq.), Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

Existing Conditions

Local Drainage

The project site is directly tributary to the Santa Ana River via existing infrastructure owned and operated by the Riverside County Flood Control and Water Conservation District (RCFC). The infrastructure includes the Belltown Market Street storm drain system, the Agua Mansa Brown Avenue storm drain, Wilson Street storm drain, laterals, and outlet erosion control basins.

The Belltown Market system drainage area is generally bounded by El Rivino Road (San Bernardino/Riverside County Line) on the north, 20th Street to the south, the Jurupa Mountains to the west, and the project site to the east. The system also currently collects runoff from areas within San Bernardino County, north of El Rivino Road. However, current development plans and infrastructure improvements in El Rivino Road may reduce or eliminate this tributary flow.

The Agua Mansa Brown Avenue system drainage area is generally bounded by El Rivino Road and Hall Avenue to the north, Holly Street to the east, Agua Mansa Road to the west, and Wilson Street to the south.

Site Hydrology

Approximately 172 acres of the project site are tributary to the Belltown Market system, 22 acres are tributary to the Agua Mansa Brown Avenue system, and 91 acres are retained within the site. The existing surface water hydrology includes approximately 92 acres from San Bernardino County (City of Rialto) north of El Rivino Road. According to the Rialto Commerce Center EIR, a development is planned for this former golf course site, which may include the installation of a storm drain in El Rivino Road to collect and convey the surface water runoff to the east. If this drain is constructed, the 92-acre tributary area would be removed from the proposed project site's hydrology. For purposes of this report, it is assumed that the offsite area will be collected and conveyed to the Santa Ana River by offsite improvements to be constructed as part of the Rialto Commerce Center project.

The existing surface water hydrology also includes approximately 322 acres of the Jurupa Mountains, west of Rubidoux Boulevard. The northern section (approximately 283 acres) directs surface water runoff to Rubidoux Boulevard, which is hydraulically connected to an existing basin within the site. The southern section of the offsite area (approximately 39 acres) directs surface water runoff directly to the Belltown Market system.

Additional details regarding existing local surface water and drainage onsite are provided in Section 5.8, *Hydrology and Water Quality*.

5.17.3.2 NOTICE OF PREPARATION / SCOPING COMMENTS

An NOP for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of utilities and service systems.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.17.3.3 THRESHOLDS OF SIGNIFICANCE

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to utilities and service systems are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project:

SD-1 Would require or result in the relocation or construction of new or expanded stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects.

5.17.3.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, and Programs

These include existing regulatory requirements, such as plans, policies, or programs, applied to the project based on federal, state, or local law currently in place and which effectively reduce impacts related to storm drainage systems. These requirements are included in the project's Mitigation Monitoring and Reporting Program to ensure compliance:

PPP HYD-1 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section B (1), any person performing construction work in the city shall comply with the provisions of this chapter, and shall control stormwater runoff so as to prevent any likelihood of adversely affecting human health or the environment. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer.

PPP HYD-3 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section C, new development or redevelopment projects shall control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that may be implemented to prevent such deterioration and shall identify the manner of

implementation. Documentation on the effectiveness of BMPs implemented to reduce the discharge of pollutants to the MS4 shall be required when requested by the City Engineer. The BMPs may include, but are not limited to, the following and may, among other things, require new developments or redevelopments to do any of the following:

(1) Increase permeable areas by leaving highly porous soil and low lying area undisturbed by:

(a) Incorporating landscaping and open space into the project design;

(b) Using porous materials for or near driveways, drive aisles, parking stalls and low volume roads and walkways; and

(c) Incorporating detention ponds and infiltration pits into the project design.

(2) Direct runoff to permeable areas by orienting it away from impermeable areas to swales, berms, green strip filters, gravel beds, rain gardens, pervious pavement or other approved green infrastructure and French drains by:

(a) Installing rain-gutters oriented towards permeable areas;

(b) Modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and

(c) Designing curbs, berms or other structures such that they do not isolate permeable or landscaped areas.

(3) Maximize stormwater storage for reuse by using retention structures, subsurface areas, cisterns, or other structures to store storm water runoff for reuse or slow release.

(4) Rain gardens may be proposed in-lieu of a water quality basin when applicable and approved by the City Engineer.

PPP HYD-4 As required by Municipal Code Chapter 6.05.050, Storm Water/Urban Runoff Management and Discharge Controls, Section E, any person or entity that owns or operates a commercial and/or industrial facility(s) shall comply with the provisions of this chapter. All such facilities shall be subject to a regular program of inspection as required by this chapter, any NPDES permit issued by the State Water Resource Control Board, Santa Ana Regional Water Quality Control Board, Porter-Cologne Water Quality Control Act (Wat. Code Section 13000 et seq.), Title 33 U.S.C. Section 1251 et seq. (Clean Water Act), any applicable state or federal regulations promulgated thereto, and any related administrative orders or permits issued in connection therewith.

PPP HYD-6 The project will be constructed and operated in accordance with the Riverside County MS4 Permit (Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-

0100). The MS4 Permit requires new development and redevelopment projects to adopt a water quality management plan to:

- Control contaminants into storm drain systems
- Educate the public about stormwater impacts
- Detect and eliminate illicit discharges
- Control runoff from construction sites
- Implement BMPs and site-specific runoff controls and treatments

Project Design Features

PDF HYD-1 The proposed project will implement low-impact development strategies that will include: bioretention facilities or rain gardens (lined with underdrains as necessary), extended detention basins, lined grass swales and channels, vegetated filter strips, and rainwater harvesting and re-use.

PDF HYD-2 The onsite detention basins would be designed to ensure that post-development flows do not exceed the capacity of the existing storm drainage infrastructure systems. The proposed project would also connect to the Belltown Market Street and Agua Mansa Brown Avenue systems at the same locations that are currently being utilized, in the southwest and northeast corners of the site, respectively.

5.17.3.5 ENVIRONMENTAL IMPACTS

The installation of storm drainage facilities as proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this DEIR. In instances where impacts have been identified for the project's construction phase, Plans, Policies, Programs (PPP), Project Design Features (PDF), or Mitigation Measures (MM) are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this DEIR would not be required.

Impact SD-1 Would the project require or result in the relocation or construction of new or expanded stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects?

Development of the proposed project would alter the onsite drainage patterns with the development of the buildings, roadways, and associated site improvements. The project would also alter the percentage of tributary area to each of the two systems (Belltown Market Street and Agua Mansa Brown Avenue systems), with more area being directed to the Belltown Market Street system.

The proposed project would include onsite stormwater detention BMPs designed in accordance with the RCFC and NPDES requirements. The surface runoff would be conveyed from the project to the BMPs, which then discharge into the existing storm drainage infrastructure and ultimately to the Santa Ana River. The proposed

project would connect to the Belltown Market Street system at the southwest corner of the site, which is the terminus of the RCFC "Line A" at the Rubidoux Boulevard and Union Pacific Railroad intersection, and would connect to the Agua Mansa Brown Avenue system at the northeast corner of the site, which is the upstream end of the system at a recently constructed (2005) concrete drop inlet. The surface runoff from the Jurupa Mountains, west of the site, would continue to pass through the project site. Although the type of drainage conveyance onsite would change, the direction of drainage would remain similar to existing conditions.

The proposed project would create excess runoff of 361,548 cubic feet to the Belltown Market tributary and 82,764 cubic feet to the Agua Mansa Brown tributary. As depicted in Figure 5.8-1 a bioretention basin south of building 5, and five extended detention basins have been placed throughout the Belltown Market tributary and are capable of capturing and storing approximately 616,080 cubic feet. Furthermore, the stormwater bioretention basin east of building 1 is capable of handling 86,320 cubic feet of runoff from the Agua Mansa Brown tributary. Thus, all additional runoff created by post-project conditions at the project's Industrial and Business Parks are mitigated by the proposed BMPs.

The Open Space District would leave the site undeveloped, resulting in no changes in current use. Drainage patterns in this portion of the site would not change, and no additional runoff would be generated.

Furthermore, the proposed project would extend the RCFC Line "A" north into and through the Industrial Park, then back to Rubidoux (north of CalPortland Building) to capture existing stormwater flow from Rubidoux. The line will be an 84-inch-diameter concrete pipe that would also be used to convey on-site stormwater into the RCFC system. The impacts of the onsite infrastructure improvement are part of the project's construction phase and are evaluated throughout this DEIR. Therefore, the overall impact would be less than significant.

Level of Significance before Mitigation: With implementation of PPP HYD-1, PPP HYD-3, PPP HYD-4, PPP HYD-6, PDF HYD-1, and PDF HYD-2, Impact SD-1 would be less than significant.

5.17.3.6 CUMULATIVE IMPACTS

Cumulative projects in the Upper Santa Ana River basin hydrologic units could increase impervious areas and thus increase local runoff rates at those project sites. However, other projects in the region would be required to capture and infiltrate runoff from two-year storms, and many other projects in the region would be required to limit post-development runoff discharges to no greater than pre-development runoff rates, in accordance with the NPDES MS4 permit. Thus, no significant cumulative drainage impact would occur, and project drainage impacts would not be cumulatively considerable.

5.17.3.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of PPP HYD-1, PPP HYD-3, PPP HYD-4, PPP HYD-6, PDF HYD-1, and PDF HYD-2, Impact SD-1 would be less then significant.

5.17.3.8 MITIGATION MEASURES

No mitigation measures are required.

5.17.3.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.17.4 Solid Waste

5.17.4.1 ENVIRONMENTAL SETTING

Regulatory Background

Federal

Resource Conservation and Recovery Act of 1976

The Resource Conservation and Recovery Act of 1976 (Title 40 of the Code of Federal Regulations), Part 258, contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design (liners, leachate collection, run-off control, etc.), groundwater monitoring, and closure of landfills.

State

California Green Building Standards Code

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 50 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. CALGreen is updated on a three-year cycle; the 2016 CALGreen took effect on January 1, 2017.

Assembly Bill 341

Assembly Bill 341 (Chapter 476, Statutes of 2011) increased the statewide solid waste diversion goal to 75 percent by 2020. The law also mandates recycling for commercial and multifamily residential land uses.

Assembly Bill 939

Assembly Bill (AB) 939 (California Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years of disposal capacity for all jurisdictions in the county or show a plan to transform or divert its waste.

Assembly Bill 1826

AB 1826 requires businesses that generate eight cubic yards or more of organic waste per week to arrange for organic waste recycling services in order to divert organic waste from disposal.

Regional

Riverside Countywide Integrated Waste Management Plan

The Countywide Integrated Waste Management Plan (CIWMP), required under AB 939, was approved in 1996 for Riverside County and 25 incorporated cities in the county.[2] The Countywide Summary Plan in the CIWMP document contains goals and policies as well as a summary of integrated waste management issues faced by the county and its cities. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet and maintain the 50 percent diversion mandates. The Countywide Siting Element, also in the CIWMP document, demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions in the county. Disposal capacity projections are updated annually as part of the state annual reporting process to ensure there is always at least 15 years of remaining disposal capacity (RCDWR 2017).

Existing Conditions

Solid Waste Collection

Burrtec provides solid waste collection services to the City and the project site through the RCSD. Burrtec Inc. is the franchise waste hauler for the City of Jurupa Valley. Solid waste collected by Burrtec is hauled to the Robert A. Nelson Transfer Station/Material Recovery Facility (Nelson MRF) for processing. The Nelson MRF is at 1830 Agua Mansa Road, adjacent to the proposed project site. Active operations at the Nelson MRF include a municipal solid waste transfer station/material recovery facility and composting/organics processing. The maximum permitted tons per day (tpd) are 4,000 tpd for all waste material types received onsite (municipal solid waste, green and woody waste, recyclables, construction and demolition debris, etc.) (Merlan 2017).

After processing through the Nelson MRF, the residual solid waste is transferred to landfills. Currently, the project site is served primarily by the Badlands Sanitary and Lamb Canyon landfills, but may also be served by the El Sobrante Landfill. Badlands and Lamb Canyon landfills are owned and operated by the Riverside County Department of Waste Resources, and the El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc.

According to 2015 data (most recent data available) from the California Department of Resources Recycling and Recovery (CalRecycle), 96 percent of solid waste collected from Jurupa Valley was taken to the Badlands Sanitary and El Sobrante landfills (CalRecycle 2015a). However, all three landfill facilities are described in Table 5.17-3, *Landfills Serving Jurupa Valley*.

[2] Some present-day incorporated cities in Riverside County, including Jurupa Valley, had not been incorporated by 1996. Therefore, more than 25 cities are currently participating in the CIWMP.

Table 5.17-3 Landfills Serving Jurupa Valley

Landfill	Current Remaining Capacity (as of 1/2017)	Total Disposal Capacity (cubic yards)	Maximum Permitted Throughput (tons per day)	Average Daily Disposal (2016)	Estimated Closing Date
Badlands Sanitary Landfill 31125 Ironwood Avenue Moreno Valley, CA 92555l	7.7 million tons	34.4 million	4,500	2,527 tons	1/1/2022
El Sobrante Landfill 10910 Dawson Canyon Road Corona, CA 91719	56.4 million tons	209.9 million	5,000	2,760 tons	1/1/2045
Lamb Canyon Landfill 16411 State Hwy 79 Beaumont, CA 92223	10.5 million tons	38.9 million	5,000	1,667 tons	4/1/2029

Sources: Merlan 2017.

Collectively, Badlands, Lamb Canyon, and El Sobrante landfills have a remaining disposal capacity of 74.6 million tons for in-county waste and have disposal capacities beyond the 15-year horizon, as required by AB 939. Furthermore, all three sites have expansion potential to accommodate solid waste associated with future development in the county (Merlan 2017).

Compliance with AB 939 is measured in part by actual disposal rates compared to target rates for residents and employees, respectively; actual disposal rates at or below target rates are consistent with AB 939. Target disposal rates for Jurupa Valley are 5.3 pounds per day (ppd) per resident and 15.4 ppd per employee. Actual disposal rates in 2015 were 3.8 ppd per resident and 12.7 ppd per employee (CalRecycle 2015b). Thus, solid waste diversion in Jurupa Valley is consistent with AB 939.

Additionally, as required by the Solid Waste Facility Capacity Component element of the California Integrated Waste Management Plan (CWIMP) per AB 939, the three landfills in Western Riverside County provide more than 15 years of waste disposal capacity to the entire County, in compliance with State requirements to have 15 years of designated landfill capacity (Merlan 2017).

Solid Waste Generation

The Riverside Cement plant and facility are closed; therefore, no solid waste is currently generated onsite.

5.17.4.2 NOTICE OF PREPARATION / SCOPING COMMENTS

An NOP for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of utilities and service systems.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.17.4.3 THRESHOLDS OF SIGNIFICANCE

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to utilities and service systems are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project would:

SW-1 Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

SW-2 Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

5.17.4.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, and Programs

PPP SW-1 The project shall comply with Section 4.408 of the 2016 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Jurupa Valley shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Jurupa shall review and verify the contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.

PPP SW-2 The project will store and collect recyclable materials in compliance with AB 341. Green waste will be handled in accordance with AB 1826.

PPP SW-3 The project will abide by the requirements of Riverside Countywide Integrated Waste Management Plan.

Project Design Features

There are no project design features that apply to solid waste.

5.17.4.5 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance that are considered potentially significant impacts.

Impact SW-1 Threshold: Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Construction Phase

Prior to construction of the proposed industrial, business park, and/or retail buildings, the existing Riverside Cement Plant would need to be demolished and its debris moved offsite to appropriate landfills. The project applicant anticipates approximately 147,960 tons of demolition debris, as detailed in Table 5.17-4. Of these, 135,300 tons would be reused on-site, and 12,660 tons of material would be disposed of off-site.

Table 5.17-4 Estimated Demolition Debris

Description	Quantity (tons)	Reused On-Site (tons)	Disposed Off-Site (tons)
Mixed Demolition Debris (wood, drywall, roofing, insulation, glass)	3,000	0	3,000
Ferrous Scrap Metals	6,500	0	6,500
Nonferrous Scrap Metals	160	0	160
Green Waste	300	300	0
Concrete/Asphalt/Masonry Debris	138,000	135,000	3,000
TOTAL	**147,960**	**135,300**	**12,660**

Source: Urban Crossroads 2019.

The demolition of the existing Riverside Cement Plant may cause a strain on existing landfill capacities if waste exceeds the daily permitted capacity for any of the three landfills serving the City of Jurupa Valley. Collectively, the three landfills have a daily permitted capacity of 14,500 tpd, with an average daily in-county disposal of 6,954 tpd, as reported in 2016 (see Table 5.17-3), and a residual capacity of 7,546 tpd. The 12,660 tons of demolition waste that would be disposed of in landfills would occur over a period of approximately four months and would not exceed the daily residual capacity of the landfills.

Hazardous materials are not accepted at Riverside County landfills. Hazardous waste materials include paint, batteries, oil, asbestos, and solvents. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project is required to be disposed of at a permitted hazardous waste disposal facility.

Waste generated during the construction phase of the proposed project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. The California Green Building Standards Code ("CALGreen"), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CALGreen solid waste requirements will ensure that construction waste impacts are less than significant.

Operational Phase

Buildout of the proposed project under Alternative 1 (No Retail) and Alternative 2 (Retail Overlay) is estimated to generate approximately 61,313 and 61,163 ppd of solid waste, respectively, as shown in Table 5.17-5.

Table 5.17-5 Estimated Solid Waste Generation

Land Use	Buildout	Solid Waste Generation Rate (ppd)	Solid Waste Generation (ppd)
Alternative 1 (No Retail)			
Industrial Park	4,216,000 SF	1.42 per 100 SF	59,867
Business Park	200,000 SF	0.006 per SF	1,200
Research and Development	41,000 SF[1]	0.006 per SF	246
Open Space	70.9 acres	0	0
		TOTAL – Alternative 1	**61,313**
Alternative 2 (Retail Overlay)			
Industrial Park	4,216,000 SF	1.42 per 100 SF	59,867
Business Park	150,000 SF	0.006 per SF	900
Retail	25,000 SF	0.006 per SF	150
Research and Development	41,000 SF[1]	0.006 per SF	246
Open Space	70.9 acres	0	0
		TOTAL – Alternative 2	**61,163**

Source: CalRecycle 2017c.
Notes: SF = square feet; ppd = pounds per day
[1] It should be noted that only 41,000 SF of the 64,000 SF for research and development are included in this analysis since 23,000 SF already exists on site and is not associated with additional solid waste generation.

As detailed in Table 5.17-3, the three landfills serving Jurupa Valley have capacity residual capacity of 7,546 tpd. Using the development option with more projected solid waste generation—Alternative 1—the estimated 61,313 ppd or 30.7 tons per day would be adequately served by the Badlands Sanitary, Lamb Canyon, or El Sobrante landfill.

Additionally, Assembly Bill 341 requires all businesses in California that generate four cubic yards or more of waste per week to implement one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler in the service area.
- Provide recycling service to their tenants (if commercial or multifamily complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

Further, AB 1826 requires businesses that generate eight cubic yards or more of organic waste per week to arrange for organic waste recycling services. Businesses subject to AB 1826 are required to implement one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

As part of the plan check process, the City of Jurupa Valley Planning Department would review the applicant's plans related to refuse and recyclables collection and loading areas. The plan is required to conform to the Riverside County Department of Waste Resources' Design Guidelines for Refuse and Recyclables Collection and Loading Areas per the California Solid Waste Reuse and Recycling Act of 1991, and shall show the location of and access to the collection area for refuse and recyclable materials.

Overall, sufficient landfill capacity is available in the region for the estimated solid waste generated by the proposed project during operations, and project development would not require an expansion of landfill capacity. Impacts would be less than significant for the operational phase.

Level of Significance before Mitigation: With implementation of PPP SW-1, PPP SW-2, and PPP SW-3, Impact SW-1 would still be less than significant.

Impact SW-2 Threshold: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The Resource Conservation and Recovery Act of 1976 (United States Code Title 42, §§ 6901 et seq.) governs the creation, storage, transport, and disposal of hazardous wastes and operators of hazardous waste disposal sites.

AB 939, the Integrated Waste Management Act of 1989 (California Public Resources Code §§ 40000 et seq.) requires all local governments to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling. Compliance with AB 939 is measured for each jurisdiction, in part, as actual disposal amounts compared to target disposal amounts. Actual disposal amounts at or below target amounts comply with AB 939.

Target disposal rates for Jurupa Valley are 5.3 ppd per resident and 15.4 ppd per employee. Actual disposal rates in 2015 were 3.8 ppd per resident and 12.7 ppd per employee (CalRecycle 2015). Thus, solid waste diversion in Jurupa Valley is consistent with AB 939.

Level of Significance before Mitigation: With implementation of PPP SW-1, PPP SW-2, and PPP SW-3, Impact SW-2 would be less than significant.

5.17.4.6 CUMULATIVE IMPACTS

The area considered for cumulative impacts is the Western Riverside County area serviced by the Badlands Sanitary, Lamb Canyon, and El Sobrante landfills. Collectively, Badlands, Lamb Canyon, and El Sobrante landfills have a remaining disposal capacity of 74.6 million tons for in-county waste and have disposal capacities beyond the 15-year horizon, as required by AB 939. Furthermore, all three sites have expansion potential to accommodate solid waste associated with future development in the county (Merlan 2017). Thus, there is sufficient landfill capacity in the region for the cumulative increase in solid waste disposal. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

5.17.4.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of PPP SW-1, PPP SW-2, and PPP SW-3, Impacts SW-1 and SW-2 would be less than significant.

Without mitigation, the following impact would be **potentially significant**:

5.17.4.8 MITIGATION MEASURES

No mitigation measures are required.

5.17.4.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Upon implementation of Mitigation Measure U-1, impacts would be less than significant.

5.17.5 Other Utilities (Electric, Natural Gas, Telecommunications)

5.17.5.1 ENVIRONMENTAL SETTING

Regulatory Background

State

Renewables Portfolio Standard

The California Renewables Portfolio Standard (RPS) was established in 2002 under SB 1078 and was amended in 2006 and 2011. The RPS program requires investor-owned utilities, electric service providers, and community choice aggregators to increase the use of eligible renewable energy resources to 33 percent of total procurement by 2020. The California Public Utilities Commission is required to provide quarterly progress reports on progress toward RPS goals. This has accelerated the development of renewable energy projects throughout the state. Based on the third quarter 2014 report, the three largest retail energy utilities provided an average of 20.9 percent of its supplies from renewable energy sources. Since 2003, 8,248 megawatts (MW) of renewable energy projects have started operations. SB 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

Senate Bill 100 (Chapter 312, Statutes of 2018)

On September 10, 2018, Governor Brown signed SB 100, which raises California's RPS requirements to 60 percent by 2030, with interim targets, and 100 percent by 2045. The bill also establishes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Title 24, Part 6, Building Energy Conservation Standards

Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and most recently revised in 2016 (Title 24, Part 6, of the California Code of Regulations [CCR]). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On June 10, 2015, the California Energy Commission adopted the 2016 Building Energy Efficiency Standards, which went into effect on January 1, 2017.

The 2016 Standards continue to improve upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. Under the 2016 Standards, residential and nonresidential buildings are 28 and 5 percent more energy efficient than the 2013 Standards, respectively (CEC 2015a). Buildings that are constructed in accordance with the 2013 Building Energy Efficiency Standards are 25 percent (residential) to 30 percent (nonresidential) more energy efficient than the prior 2008 standards as a result of better windows, insulation, lighting, ventilation systems, and other features. While the 2016 standards do not achieve zero net energy, they do get very close to the state's goal and make important steps toward changing residential building practices in California. The 2019 standards will take the final step to achieve zero net energy for newly constructed residential buildings throughout California (CEC 2015).

Title 20, California Code of Regulations, Sections 1601 et seq.: Appliance Efficiency Regulations

The 2012 Appliance Efficiency Regulations took effect on February 13, 2013. The regulations include standards for federally and nonfederally regulated appliances.

Title 24, Part 11, Green Building Standards

CALGreen (24 CCR Part 11) is a code with mandatory requirements for new residential and nonresidential buildings throughout California. CALGreen is intended to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. In short, the code is established to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impact during and after construction. CALGreen contains requirements for construction site selection; storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building

condition. The code also requires building commissioning, which is a process for verifying that all building systems (e.g., heating and cooling equipment and lighting systems) are functioning at their maximum efficiency (CBSC 2015).

City of Jurupa Valley General Plan Policies

The specific policies outlined in the City's General Plan that are related to Electricity, Natural Gas, and Telecommunications and that apply to the proposed project are listed in Table 5.9-2, *City of Jurupa Valley General Plan Consistency Analysis*.

Existing Conditions

Electricity

The project site is in the service area of Southern California Edison (SCE). Total mid-electricity[3] consumption in SCE's service area was 106,080 gigawatt-hour (GWh) in 2015 and is forecast to increase to 118,803 GWh in 2027 (CEC 2016).

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas to the City of Jurupa Valley and the project site. SCGC's service area spans much of the southern half of California, from Imperial County on the southeast to San Luis Obispo County on the northwest, to part of Fresno County on the north, to Riverside County and most of San Bernardino County on the east (CEC 2016). Total natural gas supplies available to SCGC in the year 2019 is estimated at 3,385 million cubic feet per day (MMCF/day). Supplies are forecasted to remain constant at 3,775 MMCF/day from 2020 through 2035. Total natural gas consumption in SCGC's service area is forecast to decline slightly from 2,591 MMCF/day in 2019 to 2,313 MMCF/day in 2035 (CGEU 2018).

Renewable Energy

The California Energy Commission's December 2016 Renewable Energy Tracking Progress report shows that Riverside County (incorporated and unincorporated areas) had 74 wholesale renewable energy projects on-line with a total generating capacity of 2,195 MW In addition, there were over 45,000 distributed generation systems, like rooftop solar, capable of providing 357 MW of capacity, installed at homes and buildings in the county. Also, there are 14 solar PV projects with a combined capacity of 1,508 MW with environmental permits in the county that could become operational in the future (CEC 2017).

SCE obtains electricity from conventional and renewable sources. In 2017, 34 percent of SCE's electricity was generated from natural gas; 4 percent from coal; 9 percent from nuclear power; 29 percent from renewable

[3] CEC forecast include three scenarios: a high energy demand case, a low energy demand case, and a mid-energy demand case. The high energy demand case incorporates relatively high economic/demographic growth, relatively low electricity and natural gas rates, and relatively low efficiency program and self-generation impacts. The low energy demand case includes lower economic/demographic growth, higher assumed rates, and higher efficiency program and self-generation impacts. The mid case uses input assumptions at levels between the high and low cases.

energy sources; 15 percent from large hydroelectric generators; and 9 percent from unspecified sources (SCE 2018). SCE has met the requirements of SB 100 three years early by achieving the 2020 renewable energy target in 2017.

Telecommunications

Communication services are offered regionally by franchised telecommunications providers, such as AT&T and Spectrum.

5.17.5.2 NOTICE OF PREPARATION / SCOPING COMMENTS

An NOP for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of utilities and service systems.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

5.17.5.3 THRESHOLDS OF SIGNIFICANCE

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to utilities and service systems are based on criteria in Appendix G of the CEQA Guidelines. Although not specifically in Appendix G, the following additional threshold is also addressed in the impact analysis: a project would normally have a significant effect on the environment if the project:

OU-1 Require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects.

OU-2 Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

5.17.5.4 APPLICABLE POLICIES AND DESIGN FEATURES

Plans, Policies, and Programs

PPP OU-1 New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2016 Building and Energy Efficiency Standards are effective starting on January 1, 2017. The Building Energy and Efficiency Standards and CALGreen are updated tri-annually, with a goal to achieve net zero energy for residential buildings by 2020 and nonresidential buildings by 2030.

PPP OU-2 All new appliances would comply with the 2012 Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608).

Project Design Feature

PDF OU-1 The Specific Plan includes sustainable design strategies that integrate principles of environmental stewardship into building/site design and construction.

5.17.5.5 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance that are considered potentially significant impacts.

Impact OU-1 Threshold: Would the project require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

Electricity

Project operation is expected to use approximately 12.6 million kilowatt hours (kWh) annually for Alternative 1 and Alternative 2 (Urban Crossroads 2018).[4]

Total mid-electricity consumption in SCE's service area is forecast to increase by approximately 12,723 GWh between 2015 and 2027 (CEC 2016). SCE forecasts that it will have sufficient electricity supplies to meet demands in its service area; and the electricity demand due to the project is within the forecast increase in SCE's electricity demands. Project development would not require SCE to obtain new or expanded electricity supplies, and impacts would be less than significant.

Natural Gas

Project operation is estimated to use about 17.1 million kilo British Thermal Units (kBTU) per year for Alternative 1, and 11.2 kBTU per year for Alternative 2 (Urban Crossroads 2018).[5]

SCGC's residual supplies were forecast to remain constant at 3,775 MMCF/day from 2020 through 2035. Total natural gas consumption in SCGC's service area is forecast to decline slightly from 2,591 MMCF/day in 2019 to 2,313 MMCF/day in 2035 (CGEU 2018). SCGC forecasts that it will have sufficient natural gas supplies to meet project gas demands, and project development would not require SCGC to obtain new or expanded gas supplies. Impacts would be less than significant.

Telecommunications

Infrastructure supporting telecommunications services will be provided and installed onsite. Concealed wireless telecommunications facilities will be installed pursuant to the requirements of the Jurupa Valley Municipal Code. Installation of telecommunication infrastructure would result in physical impacts to the surface and subsurface of the project site. These impacts are part of the project's construction phase and are evaluated

[4] It should be noted that the Air Quality Analysis Report is based on a square footage of 170,000 of light industrial use for Alternative 2, which yields a more conservative electricity demand.

[5] It should be noted that the Air Quality Analysis Report is based on a square footage of 170,000 of light industrial use for Alternative 2 which yields a more conservative natural gas demand.

throughout this DEIR. Furthermore, a number of franchised telecommunications providers are available in the region and project development would not require providers to relocate or construct new expanded infrastructure. Impacts would be less than significant.

Level of Significance before Mitigation: With implementation of PPP OU-1, Impact OU-1 would be less than significant.

Impact OU-2 Threshold: Would the proposed project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Development within the Agua Mansa Commerce Park will incorporate sustainable design strategies that integrate principles of environmental stewardship into building/site design and construction. All new construction, building additions, and alterations:

- Must conform with the State of California's Green Building Code (CALGreen) or the Building Code in effect at the time of permit issuance. LEED-equivalent buildings are encouraged.
- Development projects must be designed and constructed to consist of energy-efficient buildings to reduce air, water, and land pollution and the environmental impacts associated with energy production and consumption.
- Passive design techniques must be used to improve building energy performance through use of skylights, building orientation, landscaping, natural ventilation, natural daylighting, energy efficient light fixtures (e.g., fluorescent and LED lightings), and paint colors.
- Shade structures and trees that produce large canopies must be used to reduce heat island effects. In addition, roof and paving materials should be utilized that possess a high level of solar reflectivity.
- Recycled and other environmentally friendly building materials should be used to the maximum extent practicable.

Furthermore, the net increase in power demand associated with the proposed project is anticipated to be within the service capabilities of SCE and would not obstruct SCE's ability to implement the standards set by SB 100. The new structures would also be designed in accordance with the 2016 Building and Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) and the 2016 CALGreen (California Code of Regulations, Title 24, Part 11). All appliances would comply with the 2012 Appliance Efficiency Regulations. Therefore, project development would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

Level of Significance before Mitigation: With implementation of PPP OU-1, PPP OU-2 and PDF OU-1, Impact OU-2 would be less than significant.

5.17.5.6 CUMULATIVE IMPACTS

The area considered for cumulative impacts to electricity supplies and facilities is SCE's service area, and the area considered for natural gas is SCGC's service area. Forecast total electricity and natural gas supplies for the service areas are identified above. Other projects would increase electricity and natural gas demands.

Electricity demand forecasts are based on climate zones; economic and demographic growth forecasts from Moody's Analytics, IHS Global Insight, and the California Department of Finance; forecast electricity rates; effects of reasonably foreseeable energy efficiency and energy conservation efforts; anticipated partial electrification of portions of the transportation sector, including increasing adoption of light-duty plug-in electric vehicles; demand response measures, such as electricity rates that increase during high-demand times of day; and effects of climate change (CEC 2016).

Natural gas demand forecasts are based on economic outlook; California Public Utilities Commission–mandated energy efficiency standards and programs; renewable electricity goals; and conservation savings linked to Advanced Metering Infrastructure (CGEU 2016).

It is anticipated that electricity and natural gas demands by most other projects would be accounted for in the above-referenced demand forecasts. Other projects would be subject to independent CEQA review, including analysis of impacts to electricity and natural gas supplies. Implementation of all feasible mitigation measures would be required for any significant impacts identified. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

5.17.5.7 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

With implementation of PPP OU-1, Impact OU-1 would be less than significant.

With implementation of PPP OU-1, PPP OU-2 and PDF OU-1, Impact OU-2 would be less than significant.

5.17.5.8 MITIGATION MEASURES

No mitigation measures are required.

5.17.5.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

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