Initial Study / Mitigated Negative Declaration

Inland Empire Technical Trade Center

CEQA Lead Agency: Riverside Community College District

Riverside Community College District
Facilities Planning and Development Department
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LIST OF TECHNICAL APPENDICES

The documents identified below are included within the Technical Appendices to this Initial Study (IS) / Mitigated Negative Declaration (MND) and are herein incorporated by reference pursuant to CEQA Guidelines Section (§)15150. These documents are attached to this IS/MND (bound separately) and also are available for review at the Riverside Community College District, Facilities Planning & Development, 3801 Market Street 3rd Floor, Riverside, CA 92501.

A1. Air Quality, Greenhouse Gas, and Energy Impact Study

A2. Construction Health Risk Assessment

B. Biological Resources Technical Report

C. Cultural Resources Assessment

D. Preliminary Geotechnical Investigation

E. Phase I Environmental Site Assessment

F. Limited Phase II Subsurface Investigation Results

G. Asbestos and Lead Survey Report

H. Preliminary Hydrology Report

I. Preliminary Water Quality Management Plan

J. Noise Impact Analysis

K. Trip Generation and Vehicle Miles Traveled Assessment

1.0 Introduction

This Initial Study (IS) / Mitigated Negative Declaration (MND) evaluates the Inland Empire Technical Trade Center (hereafter, "Project") proposed by Riverside Community College District (RCCD) for the development of two buildings within the City of Jurupa Valley as part of RCCD's Inland Empire Technical Trade Center (IETTC).

1.1 Purpose of this Document

The Project is the subject of analysis in this document pursuant to the California Environmental Quality Act (CEQA). The content of this IS/MND complies with all criteria, standards, and procedures of CEQA (California Public Resource Code § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.).

CEQA is a statewide environmental statute contained in Public Resources Code §§21000-21177 that applies to public agency discretionary decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

As defined by CEQA Guidelines §15367, RCCD is the Lead Agency for the proposed Project. "Lead Agency" refers to the public agency that has the principal responsibility for carrying out or approving a project. Discretionary approvals are required of RCCD to implement the proposed Project, which requires approval of the Project by RCCD's Board of Trustees. These actions and other approval actions required of RCCD and/or other governmental agencies to fully implement the proposed Project are described in more detail in Section 3.0, *Project Description*. If this IS/MND is adopted by RCCD, Responsible and Trustee agencies with approval authority over the Project can use this IS/MND as the CEQA compliance document as part of their decision-making processes.

1.2 CEQA Requirements for Mitigated Negative Declarations

An MND is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines §15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment (CEQA Guidelines §15070[b]).

1.3 Preparation and Processing of this Mitigated Negative Declaration

RCCD, Facilities Planning and Development Department, directed and supervised the preparation of this IS/MND. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this IS/MND reflect the sole independent judgment of RCCD.

This IS/MND and Notice of Intent (NOI) to adopt the IS/MND will be distributed to the following entities for a 30-day public review period: 1) organizations and individuals who have previously requested such notice writing to RCCD; 2) direct mailing to the owners of property contiguous to the Project site as shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the County of Riverside; and 5) the California Office of Land Use and Climate Innovation, State Clearinghouse, for review by State agencies. The NOI identifies the location(s) where the IS/MND and its associated Technical Appendices are available for public review. In addition, notice of the public review period will occur via posting of a notice at RCCD's District Office at 3801 Market Street, 3rd Floor, Riverside, CA 92501, via standard mailing to property owners located within a 1,000-foot radius of the Project site, and publication in a newspaper of general circulation in the Project area. The NOI establishes a 30-day public review period during which comments on the adequacy of the IS/MND document may be provided to RCCD, Facilities Planning and Development Department.

Following the 30-day public review period, RCCD will review any and all comment letters received and determine whether any substantive comments were provided that may warrant revisions to the IS/MND document. If substantial revisions are not necessary (as defined by CEQA Guidelines §15073.5(b)), then the IS/MND will be finalized and forwarded to the Board of Trustees for review as part of their deliberations concerning the proposed Project. A public hearing(s) will be held before the Board of Trustees to consider the proposed Project and the adequacy of this IS/MND. Public comments will be heard and considered at the hearing(s). If approved, Board of Trustees would adopt findings relative to the Project's environmental effects as disclosed in the IS/MND and a Notice of Determination (NOD) will be posted with the County of Riverside – County Clerk Recorder and the California Office of Land Use and Climate Innovation, State Clearinghouse.

2.0 Environmental Setting

2.1 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. "Generally, the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced…" (CEQA Guidelines § 15125(a)(1)). The Initial Study prepared for the proposed Project (see Section 5.0 of this document) determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). Thus, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced. Environmental review of the Project was commenced in August 2025. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the Project site as they existed in August 2025.

2.2 Location of the Project Site

The approximately 10.1-acre Project site is located at 6464 33rd Street (Assessor Parcel Numbers: 177-110-016) within the 24.06-acre RCCD property in the City of Jurupa Valley, Riverside County, California. As shown in Figure 2-1, *Regional and Local Vicinity Map*, the Project site is north of the Union Pacific Railroad, east of Florine Avenue, and south of 33rd Street. Regional access to the Project site is provided via State Route 60 (SR-60), located approximately 50 feet to the south, and Interstate 10 (I-10), located approximately 4.16 miles to the north.

2.3 Existing Site and Area Characteristics

As shown in Figure 2-2, *Aerial Photograph*, the site consists of a vacant asphalt paved lot with concrete slabs with various remnant building materials present. There are no structures remaining at the site; however, various building material debris piles were observed throughout the site. Utility lines remain below the subsurface, and the site is generally bounded by a chain link fence. The Project site is relatively flat with slopes gently to the south with elevations ranging from approximately 894 feet above mean sea level (amsl) in the northern area to approximately 879 feet amsl in the southern area of the site.

2.3.1 Surrounding Land Uses and Development

The area surrounding the Project site is generally characterized by residential and vacant land uses. Specifically, single-family residences and a rehabilitation facility with skilled nursing care are located to the north of the Project site; the Union Pacific Railroad is located to the south; vacant asphalt paved lot of RCCD property is located to the east; vacant land and West Riverside canal with the Jurupa Community Service District Florine Lift Station are located to the southwest; and single-family residences are located to the west of the Project site.

2.4 City Planning Context

2.4.1 City of Jurupa Valley General Plan

The Project site is designated as Medium Density Residential (MDR) in the City's General Plan (JV, 2025). The Medium Density Residential land use designation provides for the development of detached single-family dwellings on parcels typically ranging from 5,500 to 20,000 square feet. Limited agriculture and animal-keeping uses, including horses, are also allowed within this category. The density ranges from 2 to 5 dwelling units per acre, with a minimum lot size of 5,500 square feet to encourage clustering. (JV, 2017) The land in the vicinity of the Project site is also designated as MDR.

2.4.2 City of Jurupa Valley Zoning Designations

The current Zoning Classification for the Project site is General Residential (R-3). The land in the vicinity of the Project site consisting of the following zoning designations: Rural Residential (R-R) and Planned Residential (R-4) to the north and northeast, One-(1) Family Dwellings (R-1) to the west, and R-R to the south.

2.4.3 Public Use Permit

In accordance with Section 9.240.310, Public Use Permit, of the City's Municipal Code, educational institutions would be permitted in any zone classifications. Therefore, as part of the Project, RCCD would seek approval of a public use permit from the City for the development of the Project. With the approval of the public use permit, the Project would be consistent with the City's General Plan and zoning designations.

2.5 Existing Environmental Characteristics

2.5.1 Air Quality

The agency responsible for air pollution control for the South Coast Air Basin (SCAB) is the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources and maintains air quality monitoring stations throughout the SCAB.

The SCAQMD has divided the SCAB into fourteen general forecasting areas and thirty-eight Source Receptor Areas (SRAs) for monitoring and reporting local air quality. The SCAQMD provides daily reports of the current air quality conditions in each general forecast area and SRA. The monitoring areas provide a general representation of the local meteorological, terrain, and air quality conditions within the SCAB.

The Project is located within the Riverside Valley general forecasting area and Metropolitan Riverside air monitoring area (SRA-23). Table 2-4 of the Project's Air Quality, Greenhouse Gas, and Energy Impact Study (*Technical Appendix A1*) summarizes the published air quality monitoring data in SRA-23 for the most recent 3-year period available. (RK, 2026a)

2.5.2 Biological Resources

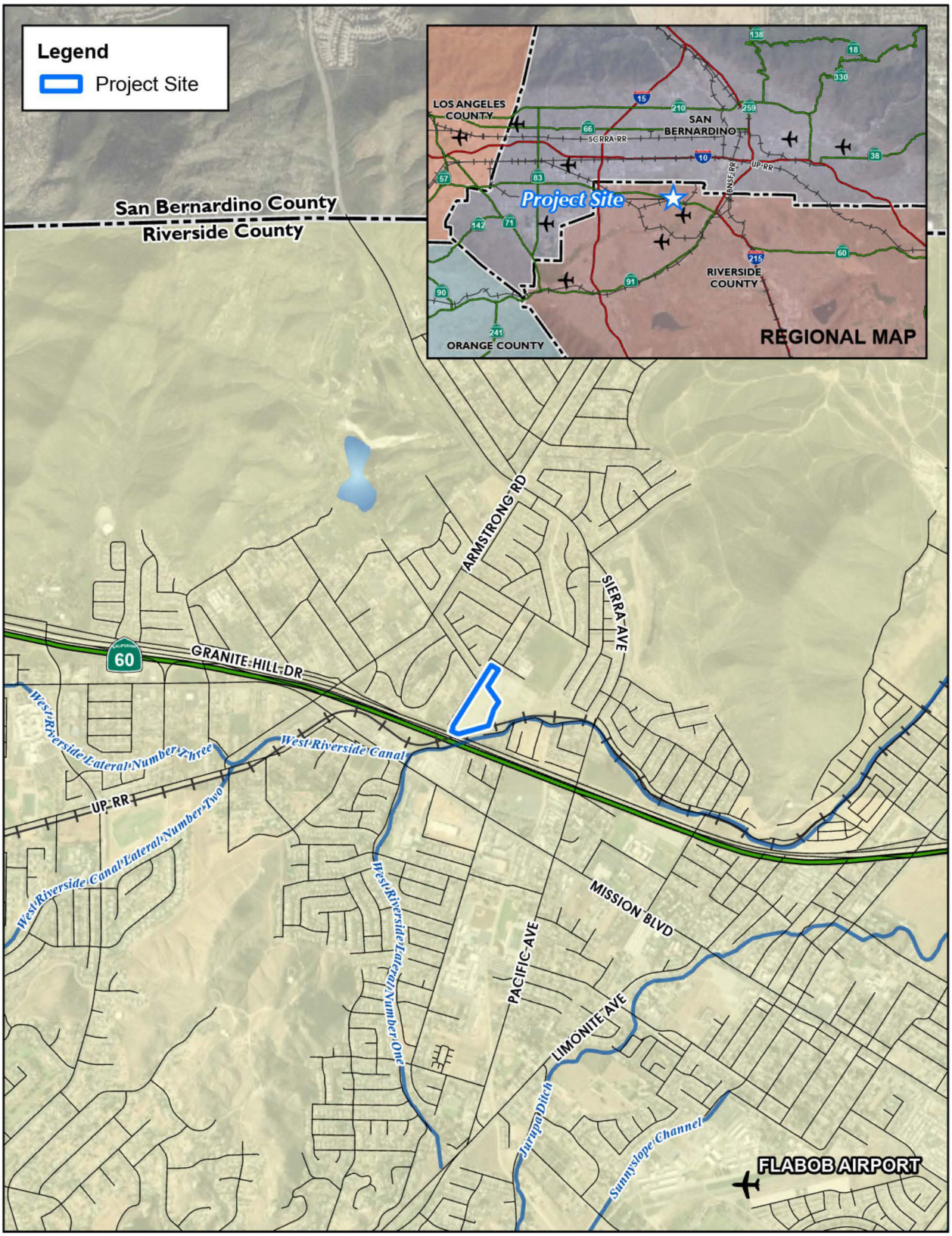
The entire Project site consists of approximately 10.1 acres of developed land and is covered by asphalt and concrete as a result of a historic development onsite with scattered invasive species emerging from cracks in the surface. No exposed natural soils, native or disturbed vegetation communities are present onsite. Plant species documented onsite include golden crownbeard (*Verbesina encelioides*), crabgrass (*Digitaria sanguinalis*), spotted spurge (*Euphorbia maculata*), puncture vine (*Tribulus terrestris*), castor bean (*Ricinus communis*), annual jimson weed (*Datura stramonium*), tree tobacco (*Nicotiana glauca*), telegraph weed (*Heterotheca grandiflora*), Mexican fan palm sprouts (*Washingtonia robusta*), fountain grass (*Pennisetum setaceum*), and Lantana (*Lantana camara*). (Cadre, 2025)

2.5.3 Geology and Soils

The Project site is situated within a natural geomorphic province in southwestern California known as the Peninsular Ranges, which is characterized by steep, elongated ranges and valleys that trend northwesterly. This geomorphic province encompasses an area that extends 125 miles, from the Transverse Ranges and the Los Angeles Basin on the north, south to the Mexican border, and beyond another 795 miles to the tip of Baja California. The Project site is located within the Perris block, a relatively tectonically stable structural block between the San Jacinto and Elsinore Fault zones. The Project site is located at the southern portion of a valley, toe of an old alluvial fan, that derives from the surrounding Jurupa Mountains. The Jurupa Mountains and Cretaceous to pre-Cretaceous in age and contain numerous quarries where various minerals, granitic rock and marble are mined. Moreover, soils underlying the Project site consist of undocumented artificial fill material over Pleistocene age alluvial fan deposits consisting of boulders, cobbles, gravel, sand and silt. (Geocon, 2024)

2.5.4 Hydrology

The Project site is located within the Santa Ana River Basin. Under existing conditions, the site primarily drains south where it will ultimately outfall towards the Union Pacific Railroad and ultimately discharge into the Santa Ana River.



Source(s): Esri, Nearmap Imagery (May 2025), RCIT (2025)

Figure 2-1

0 625 1,250 2,500 Feet

Regional and Local Vicinity Map

Source(s): Esri, Nearmap Imagery (May 2025), RCIT (2025)

Figure 2-2

0 50 100 200 Feet

Aerial Photograph

3.0 Project Description

3.1 Project Overview

In response to the urgent need for quality jobs for the region's residents, diversification of the regional economy, and for a locally available educated and skilled workforce for the region's current and future employers, RCCD plans to develop a technical trade center within the Inland Empire. The Project consists of a state-of-the-art technical training center that will provide the region's residents with access to training that leads to good and quality or "High Road" jobs in current and emerging sectors across the Inland Empire.

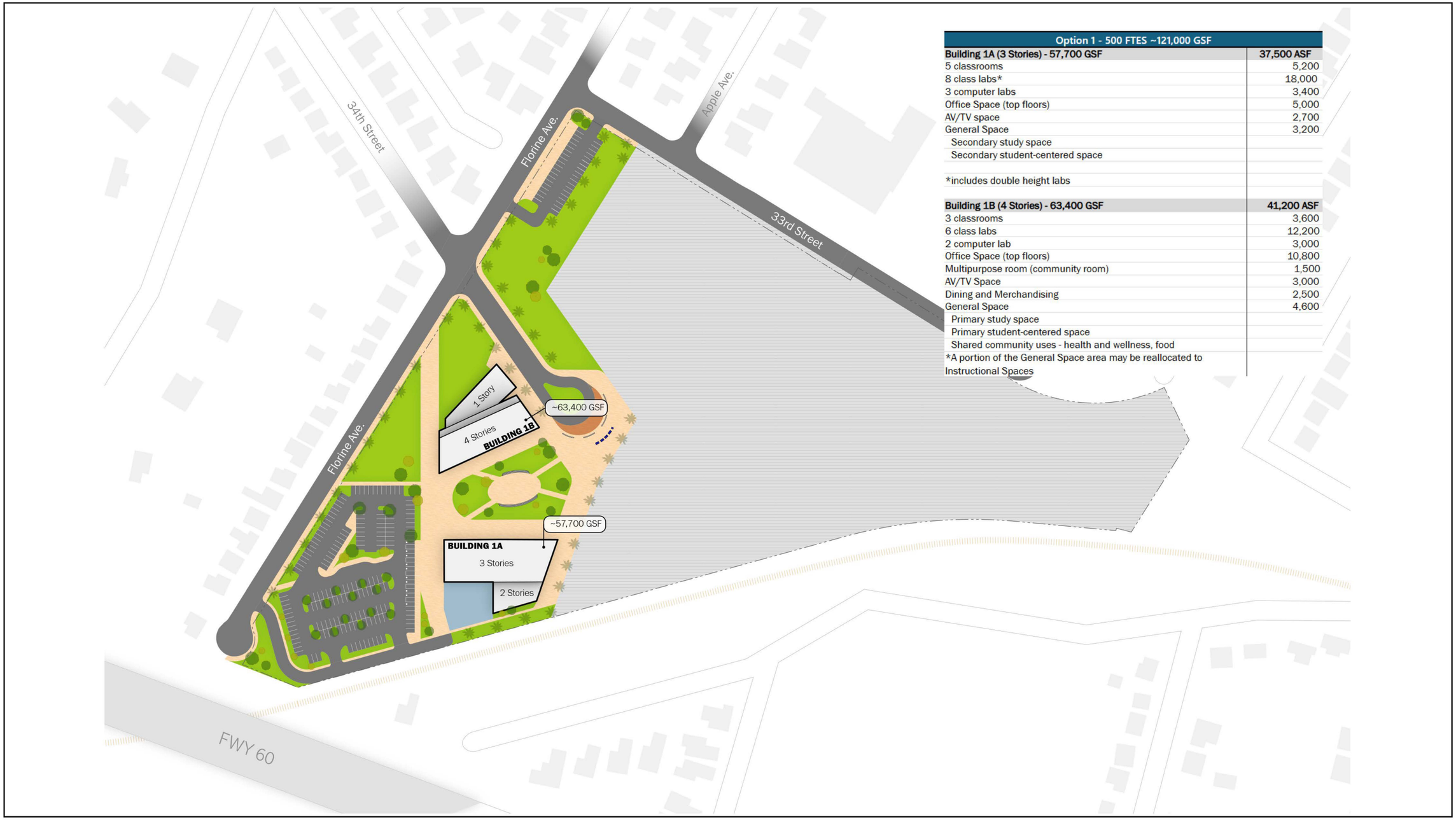
As shown in Figure 3-1, *Conceptual Site Plan*, RCCD seeks to develop two (2) educational buildings totaling approximately 121,100 square feet (sf), parking, and associated hardscape and landscaping on the approximately 10.1-acre site. Building 1A consists of 57,700 sf and includes 5 classrooms, 8 class labs (double height labs), 3 computer labs, secondary space for study (student-centered space and AV/TV), and offices spaces on top floors. Building 1B consists of 63,400 sf and includes 3 classrooms, 6 class labs, 2 computer labs, office space (on top floors), a multipurpose room, AV/TV space, space for dining and merchandising, and general spaces for primary study space, student-centered space, and shared community uses (health, wellness, and food).

The proposed buildings would include design elements such as perforated metal panels, exterior cement plaster, glass curtain wall, and are designed to be visually compatible with similar architectural elements of the existing buildings surrounding the Project site. As shown in the Figure 3-2, *Building Elevations*, , the proposed buildings would be up to a maximum height of 55-feet and 75-feet including architectural elements.

The Project would be developed in accordance with the applicable requirements of the California Code of Resources (CCR) Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings and CCR Title 24, Part 11: California Green Building Standards Code (CALGreen).

The vision for the IETTC Campus will be an innovative, inclusive, invigorating, and student centered learning environment where work and education integrate, and lifelong learners are made. As a lifeline to communities across the region, the IETTC will:

- Provide cutting-edge training and education for high-demand, high-skill careers of the future,
- Empower a diverse set of learners, including those who may not choose education as a traditional path, to thrive and prosper,
- Cultivate programs that lead to earning greater than a living wage, and
- Provide tailored services to help students access upward mobility.



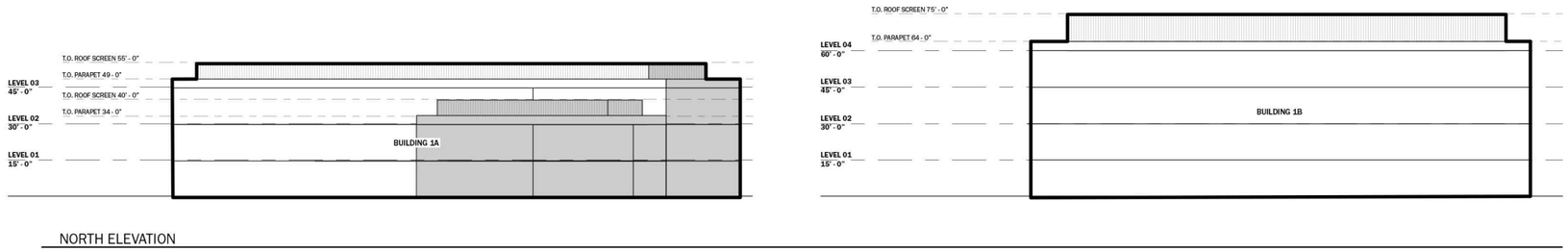
Option 1 - 500 FTES ~121,000 GSF	
Building 1A (3 Stories) - 57,700 GSF	**37,500 ASF**
5 classrooms	5,200
8 class labs*	18,000
3 computer labs	3,400
Office Space (top floors)	5,000
AV/TV space	2,700
General Space	3,200
Secondary study space	
Secondary student-centered space	
*includes double height labs	
Building 1B (4 Stories) - 63,400 GSF	**41,200 ASF**
3 classrooms	3,600
6 class labs	12,200
2 computer lab	3,000
Office Space (top floors)	10,800
Multipurpose room (community room)	1,500
AV/TV Space	3,000
Dining and Merchandising	2,500
General Space	4,600
Primary study space	
Primary student-centered space	
Shared community uses - health and wellness, food	
*A portion of the General Space area may be reallocated to Instructional Spaces	

Source(s): Fehr & Peers (09-12-2025)

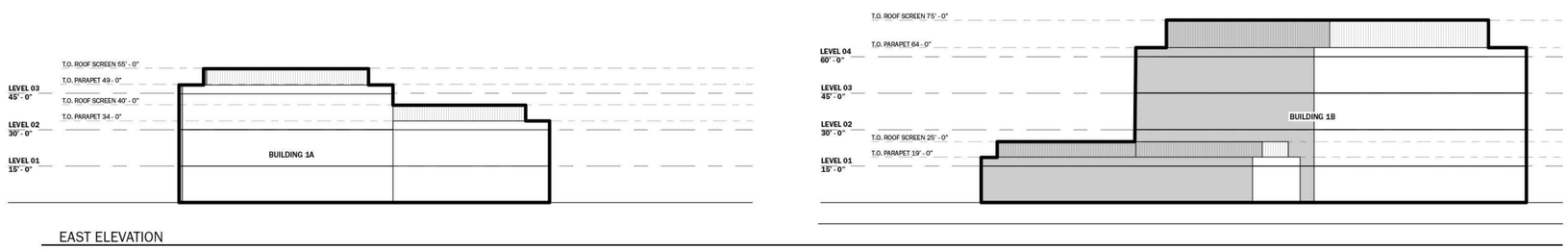
Figure 3-1

Not to Scale

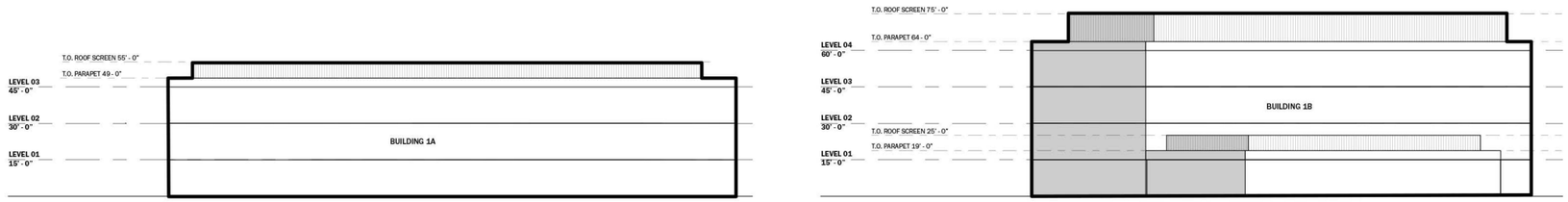
Conceptual Site Plan



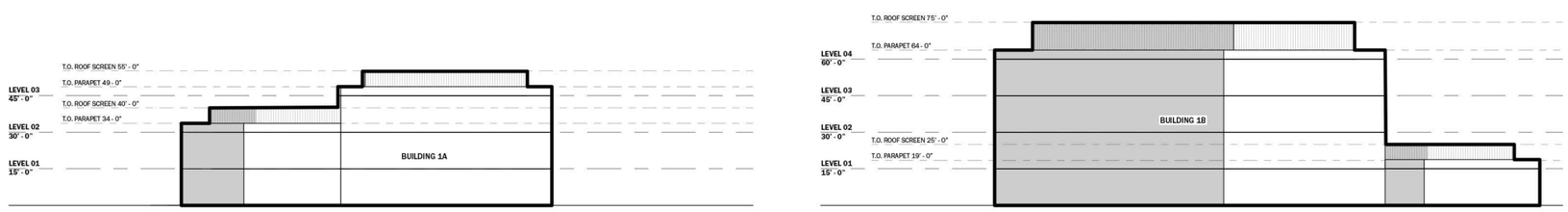
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Source(s): DLR Group (11-14-2025)

Figure 3-2

Not to Scale

Building Elevations

3.1.2 Circulation and Parking

Vehicular circulation to the Project site will be provided via three driveways on Florine Avenue and one on 33rd Street. As shown in Figure 3-1, there will be a drop-off road located off of 34th Street and Florine Avenue, a main parking lot located at the southern corner of the Project site, and a secondary parking lot located to the northern corner of campus. In total, the Project would include 221 parking spaces for employees and students, including 170 standard stalls, 8 Americans with Disabilities Act (ADA) stalls, 19 electric vehicle (EV) stalls, 22 EV charging stalls, and 2 ADA EV charging stalls. Currently, there are existing sidewalks in the eastern side of Florine Avenue and portions of the northern side of 33rd Street and no sidewalks abutting the Project site. Sidewalks along the western side of Florine Avenue would be proposed as part of the Project. Pedestrian pathways are proposed surrounding the proposed buildings to provide connectivity between the proposed buildings and access to the existing sidewalks and transit routes along the adjacent roadways.

3.1.3 Landscaping and Open Space, Lighting, and Walls/Fences

Landscaping and Open Space

As shown in Figure 3-3, *Conceptual Landscape Plan*, a total of 7,620 sf of landscaping area will be provided in the parking area and 139,296 sf of rehabilitated landscape area will be provided. Landscape areas, consisting of various trees, shrubs, accents, and groundcover would be provided around the proposed buildings and parking areas. Landscaping would include California native and drought tolerant plantings.

Lighting and Walls/Fences

Proposed exterior site lighting would be installed as necessary for safety, security, and ambiance, including lighting for parking areas, pedestrian walkways, architectural elements, and landscape features. The lighting design would consist of both building wall-mounted light fixtures as well as pole-mounted lights and would provide the required light level to provide adequate security pursuant to the City's Municipal Code without encroaching beyond the site boundary. Security fencing would be proposed around the Project site.

3.1.4 Utility Infrastructure

Municipal and private utility services necessary to serve the Project are currently available within or adjacent to the Project site. On-site utility infrastructure necessary to serve the Project, including water, sanitary sewer, drainage, storm water runoff treatment facilities, and dry utilities, would be installed with the proposed development and would connect to the existing utilities. The final sizing and design of on-site facilities would occur during the final Project design. Following is a description of existing and proposed utility infrastructure.

PLANT PALETTE

TREES

PARKING LOT TREE: (15 GAL. MIN.)
Agonis flexuosa / Peppermint Willow
Geijera parviflora / Australian Willow
Pistacia chinensis / Chinese Pistache
Ulmus parvifolia / Chinese Elm

ACCENT TREE: (15 GAL. MIN.)
Cercis occidentalis / Western Redbud
Lagerstroemia indica / Crape Myrtle
Parkinsonia florida / Blue Palo Verde
Prunus ilicifolia / Hollyleaf Cherry
Rhus lancea / African Sumac
Robinia x ambigua / Locust

SHADE TREE: (15 GAL. MIN.)
Pinus canariensis / Canary Island Pine
Platanus x acerifolia / London Plane Tree
Quercus ilex / Holly Oak
Quercus suber / Cork Oak

SHRUBS AND GROUNDCOVER

FOUNDATION SHRUBS: (5 GAL MIN.)
Leucophyllum frutescens / Texas Ranger
Myrica californica / Pacific Wax Myrtle
Pittosporum tobira / Mock Orange
Phormium tenax / New Zealand Flax

MEDIUM SHRUBS: (5 GAL. MIN.)
Arctostaphylos species
Agave species
Aloe species
Hesperaloe parviflora / Red Yucca
Myrtus communis 'compacta' / Dwarf Myrtle
Rhamnus californica / Coffeeberry
Salvia species
Westringia species

SMALL SHRUBS & GROUNDCOVERS:
(1 GAL. MIN.)
Acacia redolens 'Desert Carpet' /
Trailing Acacia
Arctostaphylos 'Pacific Mist' / Manzanita
Carex tumulicola / Foothill Sedge
Heuchera species
Lavandula stoechas / Spanish Lavender
Senecio serpens / Blue Chalk Sticks
Trachelospermum asiaticum / Asiatic Jasmine

GRASSES: (5 GAL. MIN.)
Bouteloua gracilis / Blue Grama Grass
Calamagrostis acutiflora /Feather Reed Grass
Carex tumulicola / Foothill Sedge
Muhlenbergia rigens / Deer Grass

LEGEND

1. Parkway Planting
2. Bike Parking (8 Spaces + 1 Bike Locker)
3. New Parking Lot
4. Trash Enclosure
5. Passenger Drop-Off Area
6. Accessible Parking Area
7. Tree Grates
8. Outdoor Laboratory
9. Fire Access Road
10. Removable Bollards

HARDSCAPE LEGEND

STANDARD SIDEWALK
NATURAL GREY CONCRETE WITH BROOM FINISH AND TOOLED CONTROL JOINTS

ASPHALT PARKING LOT

ENHANCED PAVING
NATURAL GREY CONCRETE WITH RETARDANT FINISH, EXPOSED AGGREGATE, AND SAWCUT CONTROL JOINTS

NOTE: FINAL HARDSCAPE MATERIALS SUBJECT TO CHANGE.

Source(s): Kimley Horn (03-19-2026)

Figure 3-3

Not to Scale

Conceptual Landscape Plan

Water and Wastewater System

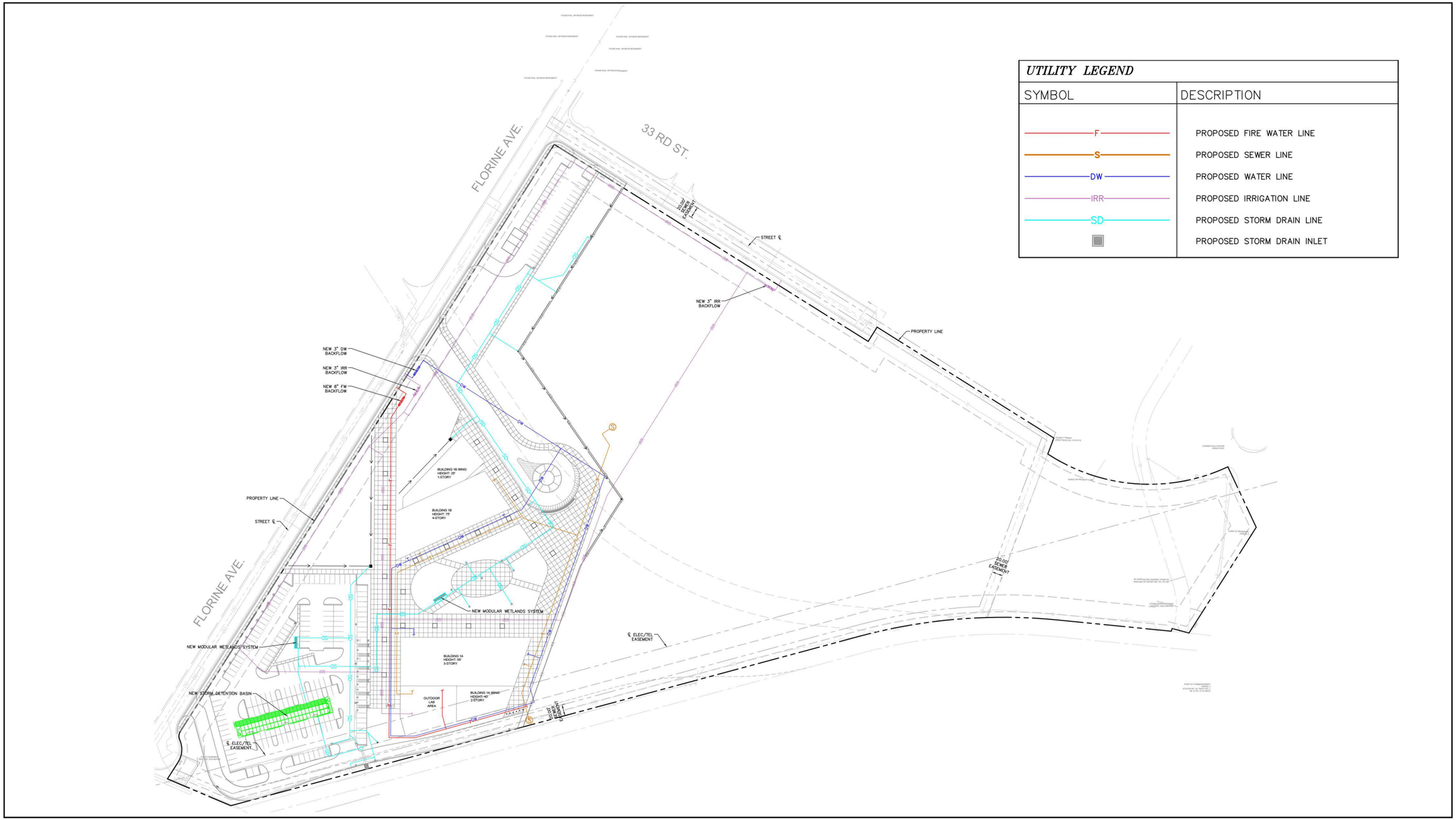
Water and sanitary sewer services to the Project site would be provided by the Jurupa Community Services District (JCSD). As shown in Figure 3-4, Conceptual Utility Plan, the Project would connect to existing water and sewer line in surrounding streets. Proposed water lines would connect from Buildings 1A and 1B to the existing 12-inch water line on Florine Avenue. Proposed sewer lines would connect from Buildings 1A and 1B to the existing 12-inch sewer line within an easement along the Project's southern boundary.

Storm Drains and Water Quality Features

The City of Jurupa Valley Public Works and Engineering Department maintains the public storm drain system serving the Project site. Stormwater runoff will sheet flow towards nearby catch basins and will be conveyed to a modular wetland system for treatment. Runoff is then conveyed to an underground detention basin for peak flow detention. The runoff will then head south to where a pump will be used to discharge the runoff towards a parkway drain that discharges the runoff onto Union Pacific Railroad right-of way. The pump is restricted to discharge no more than the allowable flow rate of 3.48 cfs and to ensure that the basin and pump can accommodate the post-development flows.

Dry Utilities

The Project site is within the service areas of the following utility purveyors: Southern California Edison (electricity), Southern California Gas Company (SoCal Gas) (natural gas), Spectrum (internet) and Verizon (communications). The Project includes installation of on-site utility infrastructure that would connect to the existing facilities adjacent to the Project site.



Source(s): Kimley Horn (03-20-2026)

Figure 3-4

Not to Scale

Conceptual Utility Plan

3.2 Project Construction Characteristics

For purposes of analysis in this IS/MND, it is anticipated that construction of the Project would be initiated in October 2027 and completed by February 2029. The duration of each stage of construction is estimated in Table 3-1, *Construction Duration*. As shown, construction activities for the Project would include demolition, site preparation, grading, building construction (including utility installation), paving, and architectural coating. Construction activities would occur on-site apart from connection to existing utilities in the roadways abutting the Project site.

Table 3-1 Construction Duration

Phase	Start Date	End Date	Days
Demolition	10/1/2027	12/23/2027	60
Site Preparation	12/24/2027	1/6/2028	10
Grading	1/7/2028	2/3/2028	20
Building Construction	2/4/2028	12/21/2028	230
Paving	12/22/2028	1/18/2029	20
Architectural Coating	1/19/2029	2/15/2029	20

The anticipated type and number of construction equipment, and duration of construction activities per day by construction phase is outlined in Table 3-2, *Construction Equipment Assumptions*. The Project-specific construction equipment fleet may vary due to specific Project needs at the time of construction.

Table 3-2 Construction Equipment Assumptions

Phase	Equipment	Number	Hours per Day	Soil Disturbance Rate (Acres/8-Hour Day)	Off-Road Equipment Daily Disturbance Footprint (Acres)	Total Daily Disturbance Footprint (Acres)
Demolition	Rubber Tired Dozers	2	8	0.50	1.00	2.50
	Excavators	3	8	0.50	1.50	
	Concrete/Industrial Saws	1	8	0.00	0.00	
Site Preparation	Rubber Tired Dozers	3	8	0.50	2.00	3.50
	Tractors/Loaders/Backhoes	4	8	0.50	2.00	
Grading	Graders	1	8	0.50	0.50	3.00
	Excavators	1	8	0.50	0.50	
	Tractors/Loaders/Backhoes	3	8	0.50	1.50	
	Rubber Tired Dozers	1	8	0.50	0.50	
Building Construction	Forklifts	3	8	0.00	0.00	1.31
	Generator Sets	1	8	0.00	0.00	
	Cranes	1	7	0.00	0.00	
	Welders	1	8	0.00	0.00	
	Tractors/Loaders/Backhoes	3	7	0.50	1.31	

Phase	Equipment	Number	Hours per Day	Soil Disturbance Rate (Acres/8-Hour Day)	Off-Road Equipment Daily Disturbance Footprint (Acres)	Total Daily Disturbance Footprint (Acres)
Paving	Pavers	2	8	0.00	0.00	0.00
	Paving Equipment	2	8	0.00	0.00	
	Rollers	2	8	0.00	0.00	
Architectural Coating	Air Compressors	1	6	0.00	0.00	0.00

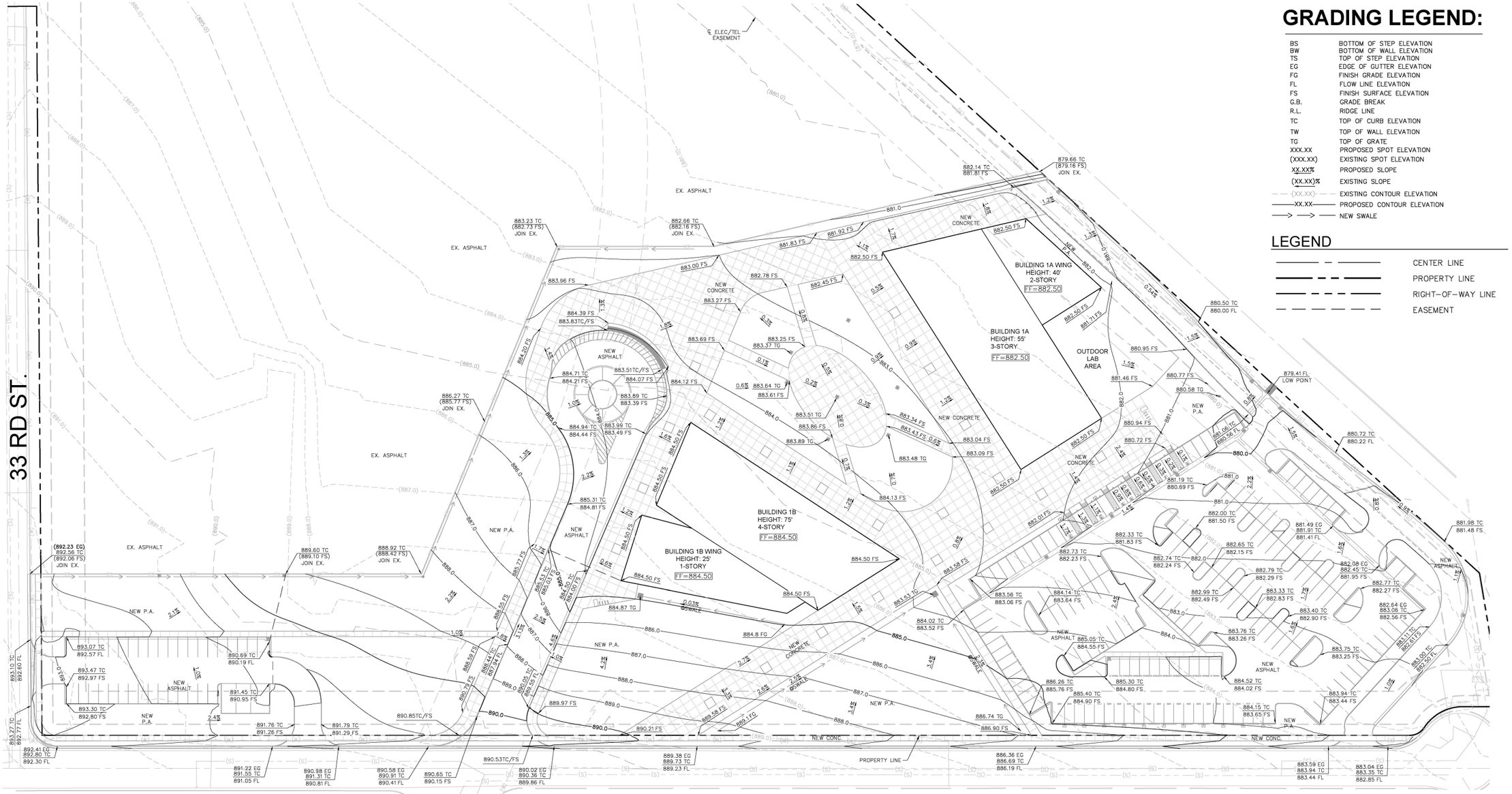
The Project requires demolition of the entire hardscape covering Project site. The conceptual grading plan is provided in Figure 3-5. The Project will not require the import or export of earthwork material for grading purposes. Site grading is anticipated to require excavation of up to 5-feet; however, deeper excavations may be required for installation of utility infrastructure (e.g., utility lines and infiltration vaults).

3.3 Project Operational Characteristics

The proposed buildings are assumed to be operational between the hours of 8AM to 5PM with a total estimated 500 full time equivalent students and approximately 30 employees[1]. The Project will provide technical training coupled with paid and related work based learning experiences via registered apprenticeships, internships, and work experience courses.

During operation of the Project, employees would travel to and from the Project site on a daily basis. The Project is anticipated to generate a total of 575 two-way vehicle trip-ends per day with 55 AM peak hour trips and 55 PM peak hour trips.

[1] Based on a ratio of 16.6 full time equivalent students per full time equivalent faculty in California, National Center for Education Statistics, Full-time-equivalent (FTE) staff, FTE faculty, and ratios of FTE students to FTE staff and FTE faculty in public degree-granting postsecondary institutions, by level of institution and state or jurisdiction: Fall 2022 (NCES, 2022)



Source(s): Kimley Horn (03-20-2026)

Figure 3-5

Not to Scale

Conceptual Grading Plan

3.4 Project-Related Approvals

RCCD and the responsible agencies identified below are expected to use the information contained in this IS for consideration of approvals related to and involved in the implementation of the Project. This IS has been prepared to inform all approvals needed for construction and/or operation of the Project, whether such actions are known or are explicitly listed. Anticipated approvals required to implement the Project include, but are not limited to, those listed below.

Table 3-3 Anticipated Actions/Approvals

Lead Agency	Actions/Approvals
Riverside Community College District	• Adoption of the Mitigated Negative Declaration and Project Site Plan Approval
Responsible Agencies	
City of Jurupa Valley	• Approval of Public Use Permit
Department of General Services, Division of State Architect	• Approval of construction drawings
Santa Ana Regional Water Quality Control Board	• Issuance of a Construction Activity General Construction Permit • Compliance with National Pollutant Discharge Elimination System (NPDES) Permit. Waste Discharge Requirements
South Coast Air Quality Management District	• Issuance of construction-related permits
Jurupa Community Service District	• Approval of water and sewer improvements

4.0 Project Information

1. Project Title

Inland Empire Technical Trade Center

2. Lead Agency Name and Address

Riverside Community College District
3801 Market Street
Riverside, California 92501

3. Contact Person and Phone Number

Mehran Mohtasham, Director of Capital Planning, Facilities, Planning and Development
951.222.8946

4. Project Location

6464 33rd Street
Riverside, CA 92509

5. Project Applicant

Riverside Community College District
3801 Market Street 3rd Floor
Riverside, California 92501

6. General Plan Designation

Medium Density Residential (MDR)

7. Zoning

General Residential (R-3)

8. Description of Project:

The Project consists of the development of two education buildings totaling 121,100 sf, parking, and associated hardscape and landscaping on the approximately 10.1-acre site. Refer to Section 3.0, *Project Description*, of the IS/MND.

9. Surrounding Land Uses and Setting:

The area surrounding the Project site is generally characterized by residential and vacant land uses. Specifically, single-family residences and a rehabilitation facility with skilled nursing care are located to the north of the Project site; the Union Pacific Railroad is located to the south;

vacant asphalt paved lot of RCCD property is located to the east; vacant land and West Riverside canal with the Jurupa Community Service District Florine Lift Station are located to the southwest; and single-family residences are located to the west of the Project site.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement)

City of Jurupa Valley; Department of General Services, Division of State Architect; Santa Ana Regional Water Quality Control Board; South Coast Air Quality Management District; Jurupa Community Service District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On October 22, 2025, and pursuant to the requirements of Assembly Bill (AB) 52, RCCD provided notice of the Project to four Native American tribes. Two tribes, Gabrieleno Band of Mission Indians Kizh Nation and Yuhaaviatam of San Manuel Nation requested to include their recommended language for mitigation measures. As discussed in the Tribal Cultural Resources section of this IS/MND, requested mitigation measures have been incorporated into the Project. The City has concluded required Native American consultation pursuant to AB 52.

5.0 Environmental Checklist

5.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that would require mitigation, as indicated by the checklist on the following pages.

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

5.2 Determination

On the basis of this initial evaluation:

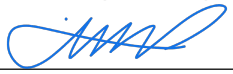
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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



4/9/2026

Submitted by: Mehran Mohtasham, Director of Capital Planning, Facilities, Planning and Development — Date

6.0 Environmental Analysis

6.1 Evaluation of Environmental Impacts

6.1.1 Aesthetics

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) *Would the Project have a substantial adverse effect on a scenic vista?*

Finding: **Less than Significant Impact**: The City's General Plan defines scenic vistas as "points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes." Specifically, the City identifies publicly accessible vantage points of the Santa Ana River, Jurupa Mountains, and the Pedley Hills as scenic vistas (JV, 2017). The Project site is located approximately 2.3 miles west of the Santa Ana River, approximately 1.1 miles southeast of the Jurupa Mountains, and 6.7 miles northeast of the Pedley Hills. Due to distance from identified scenic vistas, intervening development, and topography, the Project site and the immediately surrounding area do not provide publicly accessible vantage points to view these scenic areas. Further, the Project site is not located near a scenic corridor, as shown on Figure 4-23, Jurupa Valley Scenic Corridors and Roadways, of the City's General Plan (JV, 2017). As a result, the implementation of the Project does not have the potential to have a substantial adverse effect on scenic vistas and impacts would be less than significant.

b) *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

Finding: **No Impact**: According to Caltrans' list of designated and eligible routes, there are no Officially-Designated State scenic highways within the City of Jurupa Valley or in proximity to the Project site (Caltrans, 2025). The nearest eligible State scenic highway is SR-91 located approximately 11.26 miles southwest of the Project site. Views from the Project site and these scenic areas are limited and obstructed by the surrounding urban environment. In addition, there are no historically significant buildings or any scenic resources identified on or in the vicinity of the Project site. Therefore, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway. No impact would occur.

c) *Would the Project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Finding: **Less than Significant Impact**: According to the United States Census Bureau (USCB) 2010 Census, which is the most recent Census for which data is available, an urban area is defined as an area that encompasses at least 2,500 people, for which at least 1,500 reside outside institutional group quarters (US Census, 2012). According to these criteria, the Project site and the City of Jurupa Valley are within an urbanized area and the following analysis focuses on the potential conflict with applicable zoning and other regulations governing scenic quality.

During construction, the Project would result in a temporary change to the visual character of the Project site from a predominantly undeveloped site to an active construction site with construction equipment, staging areas, construction machinery, and temporary fencing. Following the completion of the construction activities, all construction equipment would be removed from the Project site. Project-related changes to local visual character and quality during Project construction would be less than significant due to the temporary nature of construction activities. Further, the temporary presence of construction equipment within a property under construction is common and would not conflict with applicable zoning and other regulations governing scenic quality.

The Division of State Architect would review the Project Plans to ensure the plans to ensure compliance with requirements related to structural safety; fire and life safety; accessibility; and sustainability. Additionally, the proposed buildings would include design elements such as perforated metal panels, exterior cement plaster, glass curtain wall, and designed to be visually compatible with similar architectural elements surrounding the Project site. Therefore, the Project would

not conflict with any zoning or regulations governing scenic quality and would result in a less than significant impact on scenic quality.

d) ***Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views?***

Finding: **Less than Significant Impact**: Under existing conditions, the Project site is vacant and does not produce substantial light or glare; therefore, implementation of the Project would result in an increase in ambient light generation, primarily associated with building lights, streetlights, and security/parking lot lighting. Implementation of the Project would introduce new sources of light on the Project site that may affect the nighttime sky. Lighting will be installed on buildings and along streets, parking areas, and pedestrian walkways for the security and safety of future residents and visitors. All exterior site lighting of the Project shall be focused, directed, and arranged to minimize glare and illumination of streets or adjoining property. The level of on-site lighting as well as lighting fixtures shall comply with any and all applicable requirements under the California Building Standards Code (CBSC) Title 24 (CALGreen). Therefore, implementation of the Project would not create a new source of substantial light or glare in the area and, as such, the Project's impacts would be less than significant.

6.1.2 Agriculture and Forestry Resources

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

a) *Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Finding: **No Impact:** The Project site presently consists of a vacant asphalt paved lot and does not contain any agricultural uses. Further, the site is identified as Urban and Built-up Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program (DOC, 2020). The Project does not have the potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. As a result, no impact would occur and no mitigation is required.

b) *Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Finding: **No Impact:** The Project site is not zoned for agricultural use. The Project would not result in a loss of land zoned for agriculture. Furthermore, there is no Williamson Act contract in effect on the Project site (DOC, 2025a). Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

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

Finding: **No Impact:** The Project is zoned R-3 and does not contain forest land. The City's Zoning Map does not designate any parcels of land in the Project area for forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact would occur and no mitigation is required.

d) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Finding: **No Impact:** There is currently no land in the Project site and surrounding properties that qualifies as forest land as defined in Public Resources Code section 12220(g). Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur and no mitigation is required.

e) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Finding: **No Impact:** The Project site is not designated as Farmland. The Project site is currently consists of a vacant asphalt paved lot and there are no agricultural uses occurring onsite. As a result, to the extent that the Project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural use.

Additionally, there is currently no land on the Project site and surrounding properties that qualify as forest land as defined in Public Resources Code Section 12220(g). Consequently, to the extent that the Project would result in changes to the existing environment, those changes would not impact forest land. Therefore, no impact would occur and no mitigation is required.

6.1.3 Air Quality

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

The analysis in this section is based on the Air Quality, Greenhouse Gas, and Energy Impact Study and Construction Health Risk Assessment (HRA) prepared by RK Engineering Group, Inc., dated April 3, 2026 (RK, 2026a; RK, 2026b). These reports are provided in its entirety as *Technical Appendices A1 and A2* of this IS/MND, respectively.

a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Finding: **Less than Significant Impact:** SCAQMD is required to produce air quality management plans directing how the South Coast Air Basin's air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is 2022 Air Quality Management Plan (AQMP) and it is applicable to City of Jurupa Valley and the Project site. The purpose of the plan is to achieve and maintain both the national and state ambient air quality standards.

In order to determine if a project is consistent with the 2022 AQMP, the SCAQMD has established consistency criterion which are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD's CEQA Air Quality Handbook and are discussed below.

Consistency Criterion No. 1: *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the Air Quality Management Plan.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated

under Threshold (b) below, the Project would not exceed regional or localized significance thresholds for any criteria pollutant during construction or long-term operation. Accordingly, the Project is determined to be consistent with the first criterion.

Consistency Criterion No.2: *The proposed project will not exceed the assumptions in the 2022 Air Quality Management Plan.*

Future growth projections for the 2022 AQMP were based on demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by Southern California Association of Governments' (SCAG) for their Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). As discussed in Section 6.1.14, *Population and Housing*, of this IS/MND, the Project is consistent with both the City's General Plan and SCAG's 2045 employment projections for the City. Accordingly, the Project is determined to be consistent with the second criterion.

b) *Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

Finding: **Less than Significant Impact:** The Project would contribute to local and regional air pollutant emissions during its construction (short-term) and operation (long-term). However, as discussed below, Project construction and operation would not result in exceedances of SCAQMD daily thresholds for Project-specific impacts that could subsequently cause cumulatively considerable increases in emissions of pollutants for which the SCAB is designated as non-attainment.

Construction Impacts

As discussed in Section 3.2, *Project Construction Characteristics*, it is anticipated that construction of the Project would be initiated in October 2027 and completed by February 2029. Construction activities are expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating. The Project would not require the import or export of earthwork material for grading purposes.

Emissions were estimated using the California Emissions Estimator Model Version 2022.1.1 (CalEEMod), a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and greenhouse gas (GHG) emissions. The model quantifies direct emissions from construction and operational activities (including vehicle use), as well as indirect emissions, such as GHG emissions from off-site energy generation, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies design features to reduce criteria pollutant and GHG emissions. The

model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts.

The Project would be required to comply with several standard fugitive dust control measures per SCAQMD Rule 403 (Fugitive Dust). Rule 403 prevents and reduces fugitive dust emissions by requiring best available control measures to be applied during earth moving and grading activities. Credit for Rules 403 have been taken in the analysis.

Table 6-1, *Regional Construction Emissions*, shows that the Project's daily construction emissions will be below the applicable SCAQMD air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation for construction-related impacts. Impacts would be less than significant.

Table 6-1 Regional Construction Emissions

Activity	Maximum Daily Emissions (lbs./day)					
	VOC	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition	2.40	29.53	21.68	0.09	10.37	2.63
Site Preparation	3.12	28.04	29.23	0.05	9.07	5.07
Grading	1.61	13.85	18.02	0.03	3.53	1.90
Building Construction	1.20	9.73	16.27	0.03	1.14	0.49
Paving	1.43	6.69	10.62	0.01	0.45	0.28
Architectural Coating	59.43	0.83	1.55	0.00	0.15	0.04
Maximum	**59.43**	**29.53**	**29.23**	**0.09**	**10.37**	**5.07**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: (RK, 2026a, Table 6-1)

It should be noted that at the time the Air Quality Analysis was prepared, no import or export of earthwork material during grading was assumed. Since completion of that analysis, the Project has been modified to include approximately 20 cubic yards of export. Based on CalEEMod assumptions that haul trucks can carry approximately 16 cubic yards per load, this quantity would require approximately two loads, or four (4) one-way haul truck trips. This added activity would result in a minor increase in construction-related emissions associated with haul truck exhaust and limited fugitive dust. This quantity is minimal and would be completed with a limited number of haul truck trips.

To further demonstrate that the added haul truck trips would not result in a significant air quality impact, a screening-level estimate of the incremental criteria pollutant emissions associated with the proposed haul truck activity has been prepared. Potential emissions associated with the proposed haul truck activity have been estimated based on a total of 4 one-way hauling trips, as well as the default CalEEMod trip lengths and emission factors for heavy-heavy duty (HHD) vehicles. The screening-level estimate, presented in Table 6-2, *Screening-*

Level Estimate of Incremental Grading Haul Truck Emissions, demonstrates that the additional emissions would be negligible relative to applicable SCAQMD thresholds.

Table 6-2 Screening-Level Estimate of Incremental Grading Haul Truck Emissions

Activity	Maximum Daily Emissions (lbs./day)					
	VOC	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Modeled Grading Emissions [A][1]	1.61	13.85	18.02	0.03	3.53	1.90
Incremental Haul Truck Emissions [B][2]	0.00	0.30	0.07	0.00	0.08	0.03
Total Daily Grading Emissions [A + B]	**1.61**	**14.15**	**18.09**	**0.03**	**3.61**	**1.93**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

[1] Includes onsite and offsite emissions. See Table 6-1 and Appendix A of *Technical Appendix A1*, herein, for details.
[2] Incremental haul truck emissions are based on a total of 4 one-way hauling trips, as well as the default CalEEMod trip lengths and emission factors for heavy-heavy duty (HHD) vehicles.
Source: (RK, 2026a, Table 6-2)

Operation Impacts

As shown on Table 6-3, *Regional Operational Emissions*, the Project's daily unmitigated operational emissions would be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Impacts would be less than significant.

Table 6-3 Regional Operational Emissions

Activity	Maximum Daily Emissions (lbs./day)[1]					
	VOC	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile Sources	2.21	1.98	23.55	0.06	5.74	1.48
Area Sources	3.80	0.04	5.26	0.00	0.01	0.01
Energy Sources	0.10	1.83	1.54	0.01	0.14	0.14
Total	6.11	3.85	30.35	0.07	5.89	1.63
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

[1] Emissions represent the worst-case, maximum daily emissions of each pollutant during either summer or winter (whichever is higher) and include both onsite and offsite project emissions.
Source: (RK, 2026a, Table 6-4)

c) *Would the Project expose sensitive receptors to substantial pollutant concentrations?*

Finding:

Less than Significant Impact: Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illness. Structures that house these persons or places where they gather are defined as "sensitive receptors." These structures typically include uses such as residences, hotels, and hospitals where an individual could remain for 24 hours. Localized Significance Thresholds represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities.

Consistent with the SCAQMD Localized Significance Threshold (LST) Methodology, the nearest land use where an individual could remain for 24 hours to the Project site has been used to determine construction and operational air quality impacts for emissions. Sensitive receptor locations are shown in Figure 6-1, *Sensitive Receptor Locations*.

Receptor-1: Existing residential land uses located to the northwest of the Project site. The nearest residential homes located at Receptor-1 are located approximately 45 feet northwest of the northwestern boundary of the Project site.

Receptor-2: Existing residential land uses located to the northeast of the Project site. The nearest residential homes located at Receptor-2 are located approximately 45 feet northeast of the northeastern boundary of the Project site.

Receptor-3: Existing Jurupa Hills Post Acute Medical Facility located to the northeast of the Project site. The nearest point of Receptor-3 is located approximately 225 feet northeast of the northeastern boundary of the Project site.

Receptor-4: Existing residential land uses located to the east of the Project site. The nearest residential homes located at Receptor-4 are located approximately 925 feet east of the eastern boundary of the Project site.

Receptor-5: Existing residential land uses located to the south-southeast of the proposed Project site. The nearest residential home located at Receptor-5 is located approximately 70 feet southeast of the southeastern boundary of the Project site.

Construction Impacts

Air quality emissions were analyzed using the SCAQMD's Mass Rate LST Look-up Tables. The daily disturbance area during construction is calculated to be 3.5 acres, however, LST thresholds are only based on 1, 2, and 5-acre sites. To be conservative, a linear trend was used to estimate the construction thresholds for 3.5-acre sites based on the established LST thresholds.

Table 6-4, *Localized Construction Emissions* presents the construction-related localized emissions and compares the results to SCAQMD thresholds. As shown, the Project emissions would not exceed the SCAQMD thresholds of significance for localized construction emissions. Additionally, the Project would be required to comply with all standard SCAQMD rules and requirements including fugitive dust control (Rule 403). As such, impacts would be less than significant.

Table 6-4 Localized Construction Emissions

Activity	Maximum Daily Emissions (lbs./day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
Onsite Emissions	27.97	28.35	8.84	5.02
SCAQMD Localized Threshold	216.8	1,221.4	9.8	6.1
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: (RK, 2026a, Table 6-3)

A Construction HRA (*Technical Appendix A2*) was prepared to evaluate potential health risks to sensitive receptors (which are residents) and adjacent workers associated with the Project construction activities, more specifically, health risk impacts as a result of exposure to Toxic Air Contaminants (TACs) including diesel particulate matter (DPM) as a result of heavy-duty diesel trucks and equipment associated with on-site and off-site construction activities. (RK, 2026b)

Table 6-1, *Unmitigated Construction Health Risk Levels*, in the Project's Construction HRA presents the Project's construction health risk results at each of the modeled sensitive receptor locations. The cancer health risks represent the total cumulative risk, which is calculated by summing across all age-specific exposure periods. The hazard indices are reported as the highest hazard index from any single exposure period at each receptor.

Source(s): RK Engineering Group Inc. (04-03-2026)

Figure 6-1

Not to Scale

Sensitive Receptor Locations

As concluded, maximum construction cancer health risk and non-cancer hazard index are approximately 4.6111 in one million, which is well below the SCAQMD significance threshold of 10 in one million and 0.0062 in one million, which is well below the SCAQMD significance threshold of 1.0 in one million, respectively. As a result, DPM emissions associated with Project construction are not expected to result in a cancer or non-cancer health risk that exceed the applicable thresholds of significance established by the SCAQMD.

In addition to the assessment of maximum incremental cancer and non-cancer risk at the adjacent receptors, SCAQMD requires an assessment of cancer burden. Cancer burden is defined as the estimated number of excess cancer cases in the exposed population over a 70-year lifetime. It is calculated by multiplying the maximum incremental cancer risk (expressed per one million) by the estimated exposed population and then dividing by one million, to convert the rate to the expected number of cases.

As presented in Table 6-2, *Unmitigated Estimated Cancer Burden*, in the Project's Construction HRA, the estimated total cancer burden during Project construction activities would be 0.0047, which is well below the SCAQMD significance threshold of 0.5. Accordingly, Project construction activities are not expected to result in a cancer health risk, non-cancer hazard index, or cancer burden which exceed the applicable SCAQMD thresholds. As a result, construction-related DPM emissions would be less than significant.

Operation Impacts

As discussed previously, air quality emissions were analyzed using the SCAQMD's Mass Rate LST Look-up Tables. LST thresholds are only based on 1, 2, and 5-acre sites. The Project site is approximately 10.1 acres. Therefore, the operational LST thresholds for 5-acre sites have been utilized.

Table 6-5, *Localized Operational Emissions*, presents the localized operational emissions and compares the results to SCAQMD LST thresholds of significance. As shown, the emissions would be below the SCAQMD thresholds of significance for localized operational emissions. As such, the Project's long-term localized air quality impacts would be less than significant.

Table 6-5 Localized Operational Emissions

Activity	Maximum Daily Emissions (lbs./day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
Onsite Emissions	1.97	7.98	0.44	0.22
SCAQMD Localized Threshold	270.0	1,577.0	4.0	2.0
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: (RK, 2026a, Table 6-5)

The Project consists of an educational land use and does not include major sources of TAC emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Examples of land uses that are major sources of TACs include distribution centers with heavy truck traffic, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing stations. The Project does not include any of these uses, hence, impacts would be less than significant.

Conclusion
As indicated in the preceding analysis, the Project would not cause a significant human health or cancer risk to adjacent land uses as a result of Project construction and operational activity. Additionally, the Project's short-term construction and long-term operational localized air quality impacts would not exceed SCAQMD thresholds of significance. Therefore, impacts to sensitive receptors would be less than significant, and no mitigation measures would be required.

b) *Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

Finding: **Less than Significant Impact:**

Construction Impacts

During construction activities, heavy-duty equipment in the Project area would emit odors; however, construction activities would cease to occur after individual construction is completed. The Project would comply with SCAQMD Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the Project during construction activities.

Operation Impacts

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The proposed educational Project does not contain land uses that would typically be associated with significant odor emissions.

The Project would be required to comply with standard building code requirements related to exhaust ventilation, as well as SCAQMD Rule 402.

Operational-related odors are not expected to adversely affect a substantial number of people. Thus, impacts would be less than significant.

6.1.4 Biological Resources

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

The analysis in this section is based on the Biological Resources Technical Report prepared by Cadre Environmental (Cadre), dated October 2025 (Cadre, 2025). The report is provided in its entirety as *Technical Appendix B* of this IS/MND.

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

Finding: **No Impact:** A reconnaissance survey of the Project site was conducted on October 20th, 2025, to identify potential wildlife habitats, sensitive biological resources, and establish the accuracy of data identified in the literature search of the Project site. As discussed previously, the entire Project site is covered by asphalt and concrete as a result of a previous development onsite with scattered invasive species emerging from cracks in the surface. No exposed natural soils, native or disturbed vegetation communities are present onsite.

No sensitive natural communities listed by California Department of Fish and Wildlife (CDFW) as sensitive were documented within or adjacent to the Project site. The Project site does not occur within a designated critical habitat for federally endangered or threatened species. No State, federal, or Western Riverside County Multi Species Habitat Conservation Plan (MSHCP)-listed threatened or endangered plant and wildlife species were documented or expected to occur onsite due to a lack of suitable habitat. As such, the Project site does not represent suitable habitat for any floral or faunal species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or United States Fish and Wildlife Service (USFWS) based on a lack of undisturbed vegetation or soils. No impact would occur.

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

Finding: **No Impact:** The Project site is covered by asphalt and concrete as a result of a historic development onsite with scattered invasive species emerging from cracks in the surface and is currently characterized as developed. No riparian scrub, woodland, forest or other sensitive natural community is present within or adjacent to the Project site. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS. No impact would occur.

c) *Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Finding: **No Impact:** No jurisdictional resources including wetlands regulated by the United States Army Corps of Engineers (USACE), CDFW, Regional Water Quality Control Board (RWQCB) and MSHCP Section 6.1.2. Riparian/Riverine/Vernal

Pools are present onsite. The Project would not have a substantial adverse effects on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact would occur.

d) ***Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?***

Finding: **Less than Significant Impact with Mitigation Incorporated:** The Project site does not represent a regional wildlife movement corridor and provides no cover, food, and no natural unrestricted water courses that would facilitate regional wildlife movement onsite. Additionally, the Project site is not located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area.

The ornamental vegetation documented adjacent and offsite to the Project site represents low but suitable nesting habitat for nesting bird species and those which nest in landscaped vegetation. The Migratory Bird Treaty Act of 1918 (MBTA) implements the United States' commitment to four treaties with Canada, Japan, Mexico, and Russia for the protection of shared migratory bird resources. Nesting migratory birds are protected under the MBTA (United States Code, Title 16, Sections 703–712) and California Fish and Game Code Sections 3503 et seq. Potential indirect impacts to regulated nesting birds during construction within the Project site would require compliance with the federal MBTA and CDFG Codes Section 3503, 3503.5, and 3513. Implementation of Mitigation Measure MM BIO-1 would ensure that potential indirect impacts on nesting birds would be less than significant.

e) ***Would the Project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?***

Finding: **No Impact:** No native trees or oak species occur onsite. The Project site is devoid of any vegetation and is currently characterized as developed (asphalt and concrete). The Project would not conflict with any local or Riverside County policies or ordinances protecting biological resources, including the protected tree ordinance or oak tree management guidelines. No impact would occur.

f) ***Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, or state habitat conservation plan?***

Finding: **Less than Significant Impact with Mitigation Incorporated:** As a result of Project implementation, a total of approximately 10.1 acres of developed land would be permanently impacted. The Project would result in the demolition of the asphalt paved lot with concrete slabs and various remnant building materials

present on the Project site. No native trees or oak species occur onsite and the Project would not require the removal of any trees. The Project site is not located within an MSHCP Criteria Area Cell, Cell Group, or Linkage Area. The site is not located within MSHCP sensitive species survey areas nor does the Project site contain any MSHCP Section 6.1.2 Riparian, Riverine, or Vernal Pool resources. Additionally, the Project site is not located adjacent to an existing or proposed MSHCP Conservation Area. As required by MM BIO-2, the Project Applicant would be required to comply with the City of Jurupa Valley Municipal Code Section 3.80.070 (MSHCP Local Development Mitigation Fee). With implementation of Regulatory Requirement MM BIO-2, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, or State habitat conservation plan. Impacts would be less than significant.

Mitigation Measures

MM BIO-1 If construction is proposed between February 16th and August 31st, a qualified biologist shall conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading activities to document the presence or absence of nesting birds directly adjacent (100 feet) to the Project site.

The survey(s) shall focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the Riverside Community College District for review and approval prior to initiation of grading in the nest-setback zone.

The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, shall be submitted to the Riverside Community College District documenting compliance with the MBTA and CDFG Code Section 3503, 3503.5, and 3513. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA and CDFG Code Section 3503, 3503.5, and 3513.

MM BIO-2 The Project Applicant shall pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Jurupa Valley. Five categories of the fee are defined, include and are in effect until June 30th, 2026: Residential, density less than 8.0 dwelling units per acre $4,486 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre $1.870 per

dwelling unit; Residential, density greater than 14.1 dwelling units per acre $827 per dwelling unit; Commercial $20,191 per acre; and Industrial $20,191 per acre.

6.1.5 Cultural Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The analysis in this section is based on the Cultural Resources Assessment prepared by Terracon Consultants, Inc. (Terracon) and BCR Consulting LLC (BCR) dated November 1, 2024, and November 4, 2024. The Cultural Resources Assessment is provided in its entirety as *Technical Appendix C* of this IS/MND.

a) *Would the Project cause a substantial adverse change in the significant of historical resources pursuant to §15064.5?*

Finding: **No Impact:** For purposes of CEQA, a historic resource is any object, building, structure, site, area, place, record, or manuscript listed in or eligible for listing in the CRHR (PRC §5024.1, Title 14 CCR, §4852). A resource is eligible for listing in the CRHR if it meets any of the following criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2) Is associated with the lives of persons important in our past;
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and or
4) Has yielded, or may be likely to yield, information important to prehistory or history.

As part of the Project-specific Cultural Resource Assessment, through a search of existing records, additional background research, and a pedestrian field survey, BCR Consulting evaluated whether any historic resources exist at the Project site.

EIC Records Search

A cultural records search for the Project site and the surrounding area within a one-mile radius of the Project site was conducted at the Eastern Information Center (EIC) at University of California, Riverside on May 15, 2024. The records search revealed that 28 previous cultural resources studies have taken place, and 48 cultural resources have been previously recorded within one mile of the Project site. Of the 28 previous studies, none have previously assessed the Project site, and no cultural resources have been previously recorded within its boundaries (Terracon, 2024a).

Pedestrian Field Survey

An intensive-level cultural resources field survey of the Project site was conducted on September 25, 2024. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the Project site, where accessible. Ground visibility averaged approximately five percent within Project boundaries. During the cultural resources survey, BCR inspected the Project site and identified the remnants of Las Plumas Lumber that was previously located on the Project site. This resource is described in further detail below. No other cultural resources were identified at the time of the survey. The site is fenced and mostly covered with asphalt and concrete building foundations. Vegetation included seasonal grasses and shrubs, mustard seed, and native and ornamental trees planted along the Project boundary that consist of fan palms, cypress, ash and eucalyptus. The soil inspected was a light-brown, sandy loam. Modern refuse was present throughout the Project area (Terracon, 2024b).

Project site

The Project site consists of one historic-period electrical distribution tower and 13 historic-period concrete foundations remaining from the former Las Plumas Lumber Company which owned the site from 1976-2009 and a branch of the business operated at the Project site between 1976 and 2003. From 2016-2020, the Project site was used for car storage and eventually all buildings and structures were demolished. Research indicates that the earliest period of construction at the property occurred between 1967 and 1975. All extant historic-period foundations were in place by 1980. Although additional foundations were present, they were constructed following the historic-period and not of historic age (less than 50 years old). The Project site was paved with heavily weathered asphalt and there was extensive invasive weed growth. There are no standing buildings nor structures and only limited debris present from demolition. The foundations are the only remnants of the former Las Plumas Lumber Company that closed in 2003 (Terracon, 2024b).

California Register Evaluations

Criterion 1: Although the former Las Plumas Lumber was an important builder of housing components, no physical representation of the original business remain

in place. Therefore, there is no close association between the Project site and any important events and it is not eligible for the California Register under Criterion 1.

Criterion 2: Substantial research has failed to connect the Project site with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2.

Criterion 3: The features present are highly common and utilitarian and do not represent the work of an important creative individual or possesses high artistic values. Therefore, the Project site is not eligible under Criterion 3.

Criterion 4: The Project site has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4.

The Project site and its historical foundations are therefore not eligible under any of the four criteria for listing on the California Register, and as such are not considered historical resources under CEQA (Terracon, 2024a). Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5, and no impact would occur.

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

Finding: **Less than Significant Impact with Mitigation Incorporated:** As noted above, the records searches conducted at EIC resulted in 48 cultural resources being recorded within 1 mile of the Project site. BCR also requested a Sacred Lands File search from the Native American Heritage Commission (NAHC). The search results were positive for any recorded Native American sacred sites or locations of religious or ceremonial importance within the Project vicinity.

The archaeological field survey of the Project site did not detect any evidence of prehistoric resources visible on the surface. Due to the Project site's urbanized nature and prior ground disturbance, while it is unlikely that buried archeological resources would be adversely affected by construction of the Project, grading activities associated with development of the Project would cause new subsurface disturbance into native soils and may result in the unanticipated discovery of archeological resources. In the event of an unanticipated discovery, implementation of Mitigation Measure MM CUL-1 described below would ensure that impacts on archeological resources would be less than significant.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Finding: **Less than Significant Impact:** The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains

and no human remains are known to exist beneath the surface of the Project site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction.

If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, § 7050.5, "Disturbance of Human Remains." According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the NAHC by telephone within 24 hours. Pursuant to California Public Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

It is not expected that human remains will be unearthed during construction activities, although a remote potential exists. With mandatory compliance to California Health and Safety Code § 7050.5 and Public Resources Code § 5097.98, any potential impacts to human remains, including human remains of Native American descendent, would be less than significant and mitigation is not required. However, MM CUL-3 has been incorporated to ensure compliance with regulatory requirements.

Mitigation Measure:

MM CUL-1 **On-Call Archaeologist.** Prior to issuance of grading permits, the Riverside Community College District shall retain a qualified professional archaeologist (Professional Archaeologist) to be on-call to evaluate any sub-surface archaeological materials to determine their significance under CEQA, and to coordinate this process with the consulting Native American tribe per Mitigation Measure MMs TCR-1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 50-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the

project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within Mitigation Measure MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment .

MM CUL-2 If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within Mitigation Measure MM TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.

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

6.1.6 Energy

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

The analysis in this section is based on the Air Quality, Greenhouse Gas, and Energy Impact Study prepared by RK Engineering Group, Inc., dated April 7, 2026 (RK, 2026a). This report is provided in its entirety as *Technical Appendix A1* of this IS/MND.

a) *Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Finding: **Less than Significant Impact:**

Construction Impacts

Electrical service would be provided by Southern California Edison (SCE) and natural gas service would be provided by Southern California Gas Company (SoCalGas). Temporary electricity usage for construction activities may include lighting, electric equipment, and mobile office uses. Electricity usage during construction is expected to be short-term and relatively minor compared to the operational demand. Natural gas is not expected to be used during construction.

Project construction is expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating phases. Construction activities would consume energy in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips. Vehicle trips include workers and vendors traveling to and from the Project site, as well as hauling trips during demolition. Off-road construction equipment is estimated to consume approximately 41,322.55 gallons of diesel fuel and on-road vehicles trip is estimated to consume approximately 11,404.98 gallons of gasoline and 28,979.12 gallons of diesel.

Construction equipment use of electricity and fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable California Air Resources Board (CARB) emissions standards, acting to promote equipment fuel efficiencies.

CCR Title 13, Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Best Available Control Measures (BACMs) inform construction equipment operators of this requirement. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Indirectly, construction energy efficiencies and energy conservation would be achieved using bulk purchases, transport and use of construction materials. The 2023 Integrated Energy Policy Report (IEPR) released by the CEC has shown that fuel efficiencies are getting better within on and off-road vehicle engines due to more stringent government requirements. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operation Impacts

The Project would use electricity for operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, and parking lot lighting. Indirect electricity usage will also be required to supply, distribute, and treat water and wastewater.

As shown on Table 6-6, *Project Electricity Consumption*, Project operation activities would consume approximately 1,716,154.24 kilowatt-hour per year (kWh/yr) of electricity. As shown on Table 6-7, *Project Natural Gas Consumption*, Project operation activities would consume approximately 6,817.55 million British thermal units (BTU) per year of natural gas.

Table 6-6 Project Electricity Consumption

Land Use/Activity	Electricity Consumption	
	(kWh/yr)	(MMBTU/yr)
Junior College (2yr)	1,439,500.56	4,911.58
Parking Lot	201,477.20	687.44
Water Supply and Treatment	75,176.48	256.50
Total	**1,716,154.24**	**5,855.52**

Source: (RK, 2026a, Table 8-2)

Table 6-7 Project Natural Gas Consumption

Land Use/Activity	Natural Gas Consumption (MMBTU/yr)
Junior College (2yr)	6,817.55
Parking Lot	--
Total	**6,817.55**

Source: (RK, 2026a, Table 8-3)

Operational vehicle trips are associated with workers, customers, and vendors/non-workers (i.e., delivery, service, maintenance vehicles, etc.) traveling to and from the Project site. As shown in Table 8-6, *Operational Trips Energy Consumption – Annual*, of the Project's Air Quality, Greenhouse Gas, and Energy Impact Study (*Technical Appendix A1*), the Project's petroleum energy consumption for all operational trips is estimated at 123,184.99 gallons of gasoline and 7,713.42 gallons of diesel fuel per year.

The Project would implement the mandatory requirements of California's Building Efficiency Standards (Title 24, Part 6) to reduce energy consumption. California's building standards are some of the strictest in the nation and the Project's compliance with the Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The California Building Code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources. In particular, the Project is expected to comply

with Section 110.10 of the California Building Code regarding mandatory requirements for solar readiness and/or rooftop solar zones. For these reasons, the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

b) ***Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?***

Finding: **Less than Significant Impact:** The Project is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Project would purchase electricity through SCE which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.

The Project would also comply with the mandatory requirements of California's Green Building and Building Energy Efficiency standards that promote renewable energy and energy efficiency. Hence, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

6.1.7 Geology and Soils

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

The analysis in this section is based on the Cultural Resources Assessment prepared by Terracon Consultants, Inc. (Terracon) and BCR Consulting LLC (BCR) dated November 1, 2024, and November 4, 2024, and the Preliminary Geotechnical Investigation prepared by Geocon West, Inc. (Geocon) dated June 21, 2024. Both are provided in their entirety as *Technical Appendices C and D* of this IS/MND.

a) ***Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:***

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Finding: **No Impact:** Ground rupture is the visible offset of the ground surface when an earthquake rupture along a fault affects the Earth's surface. Southern California, including the City of Jurupa Valley, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist Priolo Earthquake Fault Zone. According to the Project-specific Geotechnical Investigation, the Project site is not located with an state-designated Alquist-Priolo Earthquake Fault Zone. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the site. The closest surface trace of an active fault to the site is the San Jacinto Fault located approximately 7.4 miles to the northeast (Geocon, 2024). Because the Project site is not located within an Alquist-Priolo Earthquake Fault Zone and because no known active faults underlie the Project site, the Project site would not be exposed to fault rupture during a seismic event and no impact would occur.

ii) Strong seismic ground shaking?

Finding: **Less than Significant Impact:** As with much of the southern California region, the Project site is located in a seismically active area. The buildings and supporting infrastructure improvements proposed within the Project site would be subject to ground shaking during seismic events along local and regional faults that would occur during the lifetime operation of the Project. Therefore, the Project has the potential to expose people or structures to adverse effects associated with seismic events. However, the design and construction of the structures and infrastructure improvements at the Project site would be subject to the mandatory requirements and standards of the California Building Standards Code (CBSC) Title 24 (CALGreen), the California Geological Survey's (CGS) "Guidelines for Evaluating and Mitigating Seismic Hazards in California," and "Checklist for the Review of Geologic/Seismic Reports for California Schools, Hospitals, and Essential Services Buildings, which are designed to attenuate the effects of strong ground shaking. Compliance with applicable requirements of CBSC CALGreen and CGS Guidelines would ensure that seismic ground shaking effects are attenuated. The requirements identified in the CBSC CALGreen regulations are designed to ensure that buildings are able to withstand the levels of seismic ground shaking to which the Project would be subject. The Project also requires review from the DSA for compliance with design and construction and accessibility standards and codes, including seismic requirements. Accordingly,

the Project would have a less than significant impact associated with seismically-induced ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Finding: **Less than Significant Impact:** Seismic-related ground failure includes, but is not limited to, liquefaction. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to fluids when subject to high intensity seismic events. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater, 2) low-density non-cohesive (granular) soils and 3) high-intensity ground motion. The Project site is in an area of moderate susceptibility for liquefaction and groundwater depth is estimated at 100 feet or greater below the site. Groundwater was not encountered during the field excavation drilled to a maximum depth of approximately 51½ feet below ground surface. The liquefaction potential evaluation was performed by utilizing a groundwater depth of 100 feet, a magnitude 8.1 earthquake, and the modified Maximum Considered Earthquake Geometric Mean peak ground acceleration (PGAM) of 0.555g. Due to the lack of shallow groundwater and dense to very dense soils encountered at the Project site, liquefaction is not a design consideration. Based on these considerations, the potential for liquefaction and associated ground deformations to occur at the site is very low (Geocon, 2024). Thus, the Project would have a less than significant impact regarding seismic-related ground failure, including liquefaction.

iv) Landslides?

Finding: **No Impact:** Slope failures in the form of landslides are common during strong seismic shaking in areas of steep hills. The Project site and surrounding area are generally flat with no significant slopes. There are no known landslides near the site, nor is the site in the path of any known or potential landslides (Geocon, 2024). Thus, the occurrence of mass movement failures such as landslides, rockfalls, or debris flows within the area would not occur and the Project would have no impact with respect to landslides.

b) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Finding: **Less than Significant Impact:**

Construction Activities

Erosion is the movement of rock and soil from place to place. Erosion occurs naturally by agents such as wind and flowing water; however, grading and construction activities can greatly increase erosion if effective erosion control measures are not used. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles. The Project site is in an urbanized, built-out portion of the City and is largely flat; soils have already been disturbed by existing development. Because the Project site is fully developed and contains very little exposed soils, erosion occurring on the site is minimal.

Pursuant to the requirements of the State Water Resources Control Board, RCCD is required to obtain a NPDES permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. As part of the mandatory NPDES requirements, RCCD would also be required to prepare a SWPPP that would identify construction best management practices (BMPs). BMPs (i.e. silt fencing, sand bags, etc.) would be implemented during the construction phase to reduce the Project site's potential for soil erosion or the loss of topsoil. In addition, construction activities associated with the Project would be required to comply with SCAQMD Rule 403, Fugitive Dust, which would preclude wind-related erosion hazards during construction activities. Mandatory compliance with the Project's NPDES permit and SCAQMD Rule 403 would ensure that water and wind erosion during the Project's construction-related activities would be minimized. Accordingly, construction-related impacts associated with soil erosion and loss of topsoil would be less than significant.

Operational Activities

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces (i.e., building foundations and paved parking areas). Minimal areas of exposed soil would occur in the Project site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from stormwater discharged from the property. Runoff from the Project will sheet flow towards nearby catch basins and will be conveyed to a modular wetland system for treatment. Runoff is then conveyed to an underground detention basin for peak flow detention, The runoff will then head south to where it will be pumped towards a parkway drain that discharges the runoff onto Union Pacific Railroad (Kimley Horn, 2026a).

RCCD is required to prepare and submit to the City a Project-specific Water Quality Management Plan (WQMP). The Preliminary WQMP is appended to this IS/MND (*Technical Appendix I*) and has been submitted for City approval. The WQMP is required to identify and implement an effective combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges. The Project's source control BMPs will include maintaining landscaping using minimum or no pesticides, providing integrated pest management information to owners, lessees, and operators, maintaining and periodically repaint or replace inlet markings, and provide stormwater pollution prevention information to new site owners, lessees, or operators (Kimley Horn, 2026b)Adherence to the requirements noted in the Project's required WQMP would ensure that the Project's potential erosion impacts during operation would be less than significant.

c) *Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Less than Significant Impact: As stated previously under threshold a, the Project site is not susceptible to landslides or liquefaction. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The Project site is not located within an area of known ground subsidence and no large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the general site vicinity. Therefore, there is little or no potential for ground subsidence due to withdrawal of fluids or gases at the site (Geocon, 2024).

The Project's Geotechnical Investigation also tested soil samples for hydrocompression, which is the tendency of unsaturated soil structure to collapse upon wetting resulting in the overall settlement of the affected soil and overlying foundations or improvements supported thereon. Potentially compressible soils underlying the site are typically removed and compacted during remedial site grading. However, if compressible soil is left in-place, a potential for settlement due to hydrocompression of the soil exists. Results concluded that the potential settlement due to hydrocompression is estimated to be up to approximately ⅔ inch, with a differential settlement of approximately ⅓ inch across 40 feet (Geocon, 2024). The Project-specific Geotechnical Investigation provides standard recommendations for site grading, site preparation, and placement of fill material that would avoid the potential for settlement. Adherence to final engineering geotechnical recommendations is required by the DSA. With the implementation of the recommendations provided in the Project-specific Geotechnical Investigation, the Project's potential impacts related to geologic stability will be less than significant.

Further, compliance with the standards of CBSC CALGreen and recommendations provided in the Project-specific Geotechnical Investigation would ensure that the Project would not result in any potential impacts associated with lateral spreading, subsidence, or collapse.

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

Finding: **Less than Significant Impact:** Expansive soils are defined as soils possessing clay particles that react to moisture changes by shrinking or swelling. According to the Project's Geotechnical Investigation, the on-site soil generally consists of silty sand and sandy silt. Laboratory testing results indicates a sample of the near surface soil exhibits a "very low" expansion potential (expansion index of 20 or

less) (Geocon, 2024).Therefore, impacts related to expansive soils would be less than significant.

e) ***Would the Project have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

Finding: **No Impact:** Sanitary sewer service to the Project site would be provided by the Jurupa Community Services District (JCSD). As shown in Figure 3-4, the proposed Project would connect to existing sewer lines in surrounding streets. Sewer flows from the Project site would be discharged into the City of Riverside Water Quality Control Plan for treatment and flow into the Santa Ana River. No septic tanks or alternative wastewater disposal systems are proposed as part of the Project. Accordingly, no impact would occur.

f) ***Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Less than Significant Impact with Mitigation Incorporated: An intensive-level cultural resources field survey of the Project site was conducted on September 25, 2024 and no paleontological resources were identified as a result of the survey. According to the Project's Cultural Resources Assessment, the Western Science Center does not have any localities within the Project area or a 1 mile radius, but does have localities within similarly mapped units across Southern California. Moreover, the geologic units underlying the Project site are composed of alluvial fan deposits from the Pleistocene epoch. Pleistocene alluvial units are considered to be highly paleontologically sensitive. Therefore, ground-disturbing activities into native soils from Project construction have the potential to uncover previously undiscovered paleontological resources and impacts to paleontological resources are considered potentially significant. Implementation of Mitigation Measures MM GEO-1 and MM GEO-2 described below would ensure that impacts on paleontological resources would be less than significant.

Mitigation Measure:

MM GEO-1 Prior to the issuance of any permits allowing ground-disturbing activities, the Riverside Community College District shall retain a qualified paleontologist or paleontological monitor. The qualified paleontologist shall monitor mass grading and excavation activities in areas identified as likely to contain paleontological resources. Full-time monitoring of grading or excavation activities shall be performed starting from the surface in undisturbed areas of Pleistocene alluvial fan deposits within the Project boundary. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to

temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.

MM GEO-2 Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Riverside Community College District shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading pursuant to the criteria identified below.

Excavation and grading activities in deposits with high paleontological sensitivity (as identified in MM GEO-1) shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include:

a. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance.

b. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed.

c. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution.

d. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.

e. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.

6.1.8 Greenhouse Gas Emissions

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The analysis in this section is based on the Air Quality, Greenhouse Gas, and Energy Impact Study prepared by RK Engineering Group, Inc., dated April 7, 2026 (RK, 2026a). This report is provided in its entirety as *Technical Appendix A1* of this IS/MND.

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Finding: **Less than Significant Impact:**

Construction Impacts

GHG emissions are estimated for on-site and off-site construction activity using CalEEMod. Table 6-8, *Construction Greenhouse Gas Emissions* presents the construction GHG emissions, including equipment and worker vehicle emissions for all phases of construction.

Table 6-8 Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)		
	Onsite	Offsite	Total
Demolition	93.59	244.48	338.07
Site Preparation	24.12	1.01	25.12
Grading	26.95	1.71	28.66
Building Construction	250.98	129.05	380.03
Paving	13.75	1.69	15.44
Architectural Coating	1.22	1.14	2.35
Total	**410.61**	**379.08**	**789.67**
Amortized Over 30 Years[1]	**13.69**	**12.64**	**26.32**

[1]The emissions are amortized over 30 years and added to the operational emissions pursuant to SCAQMD recommendations.
Source: (RK, 2026a, Table 7-1)

Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime Project GHG emissions. Therefore, the SCAQMD recommends assessing construction GHG impacts by amortizing emissions over a 30-year project lifetime and adding them to the overall Project operational emissions.

Operation Impacts

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Table 6-9, *Operational Greenhouse Gas Emissions* presents the Project's operational GHG emissions along with Project's amortized construction emissions. As shown below, the Project would not exceed the SCAQMD GHG threshold of 3,000 $MTCO_2e$/year. Impacts would be less than significant.

Table 6-9 Operational Greenhouse Gas Emissions

Emission Source	Unmitigated GHG Emissions (MTCO2e/yr)
Mobile Source	952.43
Area Source	2.46
Energy Source	760.22
Water	24.43
Waste	49.11
Refrigerant	0.08
Construction (30-year amortization)	26.32
Total Annual Emissions	**1,815.05**
SCAQMD Tier 3 Significance Threshold	3,000
Exceeds Threshold?	**No**

Source: (RK, 2026a, Table 7-2)

b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Finding: **Less than Significant Impact:** Pursuant to 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. As such, the Project's consistency with the 2022 Scoping Plan, is discussed below. It should be noted that the Project's consistency with the 2022 Scoping Plan also satisfies consistency with AB 32 since the 2022 Scoping Plan is based on the overall targets established by AB 32 and SB 32. Consistency with the 2008 and 2017 Scoping Plan is not necessary since both of these plans have been superseded by the 2022 Scoping Plan.

2022 Scoping Plan Consistency

The Project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with

applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies the Project would comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. As such, the Project would be consistent with the 2022 Scoping Plan. Therefore, impacts related to conflicts with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases would be less than significant and no mitigation measures would be required.

6.1.9 Hazards and Hazardous Materials

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

The analysis in this section are based on the Phase I Environmental Site Assessment (ESA) prepared by Atlas Technical Consultants, LLC. (Atlas) dated June 6, 2024; the Limited Phase II Subsurface Investigation Results prepared by Atlas dated August 21, 2024; and the Asbestos and Lead Survey Report prepared by Terracon Consultants, Inc. (Terracon) dated July 3, 2024. All reports are provided in their entirety as *Technical Appendices E, F, and G* of this IS/MND.

a) *Would the Project create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?*

Finding: **Less than Significant Impact with Mitigation Incorporated:** A significant impact may occur if a project would involve the use or disposal of hazardous materials as part of its routine operations or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Project Applicant proposes to redevelop the Project site with a building that has the potential to store hazardous materials during the future building user's daily operations.

On Site Conditions

Construction activities required to redevelop the Project site would involve the disturbance of on-site soils. Results of the Phase I ESA did not identified Historical Recognized Environmental Condition (HREC) associated with the Project site. However, there is the potential for the discovery of contamination during these activities due to past reported evidence of soil contamination.

Specifically, a Vapor Encroachment Condition (VEC) exists at the Project site due to a past release of diesel fuel identified during tank removal in 1991. The contaminated soil was excavated and underwent bioremediation for reuse at the Project site. Regulatory closure was issued for the release. However, concentrations of total petroleum hydrocarbons (TPH) as diesel are above current Regional Water Quality Control Board (RWQCB) Environmental Screening Levels. Therefore, the VEC is considered to represent a Recognized Environmental Condition (REC).

According to information local agencies and the database report, a leak that contaminated the soils at the Project site was reported on January 16, 1991. On January 22, 1991, remediation of the site started and included the removal of three underground storage tanks (USTs) and excavation of contaminated soil from the tank pits. Soil samples collected at various depths beneath the base of excavation were analyzed for TPH and benzene, toluene, xylene, and ethylbenzene (BTEX). TPH concentrations from the 11 soil samples collected ranged from no detection (ND) to 35,000 milligrams per kilogram (mg/kg). BTEX concentrations from the two soil samples collected ranged from ND for benzene, 0.023 to 4.6 mg/kg for toluene, ND to 13 mg/kg for xylenes, and ND to 2.8 mg/kg for ethylbenzene. Soils containing high concentrations of TPH or BTEX (approximately 1,200 cubic yards) were excavated.

Diesel-affected soil remaining in the excavation pit was estimated between 10 to 20 cubic yards. The vertical extent of this contamination was determined to be two feet or less based on angled boring results. Bioremediation of the excavated soil was planned in order to reuse in a low area on the Project site. Confirmation samples from the biotreatment cells were collected and results ranged from 400 to 1,500 parts per million (ppm). The Riverside County Department of

Environmental Health (RCDEH), issued a letter dated February 10, 1993, stating no further action was required at that time; however, changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify the RCDEH of any change in report content, future contamination findings, or site usage. Given that contaminated soil remains at the Project site and that requirement that the RCDEH be notified of a use change at the Project site, the past release represents a Controlled Recognized Environmental Condition (CREC). (Atlas, 2024a)

Based on the identified REC, CREC, and on-site conditions, a Limited Phase II Subsurface Investigation was prepared to conduct soil and soil vapor sampling and ground penetrating radar survey. Results of the Phase II indicated that arsenic concentrations were detected in soil samples at concentrations in excess of applicable U.S. Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 0.68 mg/kg. The detected arsenic concentrations ranged from 1.6 to 4.8 mg/kg. Arsenic occurs naturally in California soils at concentrations in excess of the USEPA RSLs. While site-specific background concentrations of arsenic for the Project site have not been established, the accepted background concentration for arsenic in California soil is approximately 11 mg/kg. The arsenic concentrations detected in the soil samples are less than the above-referenced background level. (Atlas, 2024b)

Additionally, vanadium concentrations were detected in the soil samples at concentrations that exceed the Regional Water Quality Control Board Tier 1 ESL of 18 mg/kg; however, the concentrations, which ranged from 33 to 51 mg/kg, are one order of magnitude less than the USEPA RSL (580 mg/kg) for residential use. Therefore, the detected concentrations of this constituent in the soil samples are consistent with background concentrations for this naturally occurring element. Moreover, organochlorine pesticides and Polychlorinated Biphenyl (PCBs) were not detected in the soil samples collected at the Project site. (Atlas, 2024b)

Petroleum hydrocarbons were not detected in soil samples in excess of applicable screening levels with the exception of diesel TPH in the soil sample collected from a depth of eight feet below ground surface (bgs) at boring location S-9 (refer to Figure 6-2, *Boring Locations*) which was drilled in the presumed vicinity of the former location of the USTs. Historical information associated with the site indicates that an estimated 10 to 20 cubic yards of diesel affected soil remains in the vicinity of the former location of the USTs. It is likely that the diesel TPH detections in the soil samples collected from S-9 are a result of the residual impacted soil. The elevated diesel TPH concentration at eight feet bgs may correlate with the depth associated with the bottom of a former UST. Petroleum impacted soil was not indicated in soil samples collected from nearby borings (S-10 and S-11), which suggests that residual diesel impact does not extend to the east and north of this boring. It is unknown if petroleum impacted soil extends to points south and west of S-9 and it should be noted that diesel TPH was also detected at concentrations less than applicable screening levels in samples

collected from S-9 from depths of four and 12 feet bgs, which indicates vertical attenuation above and below eight feet bgs. (Atlas, 2024b)

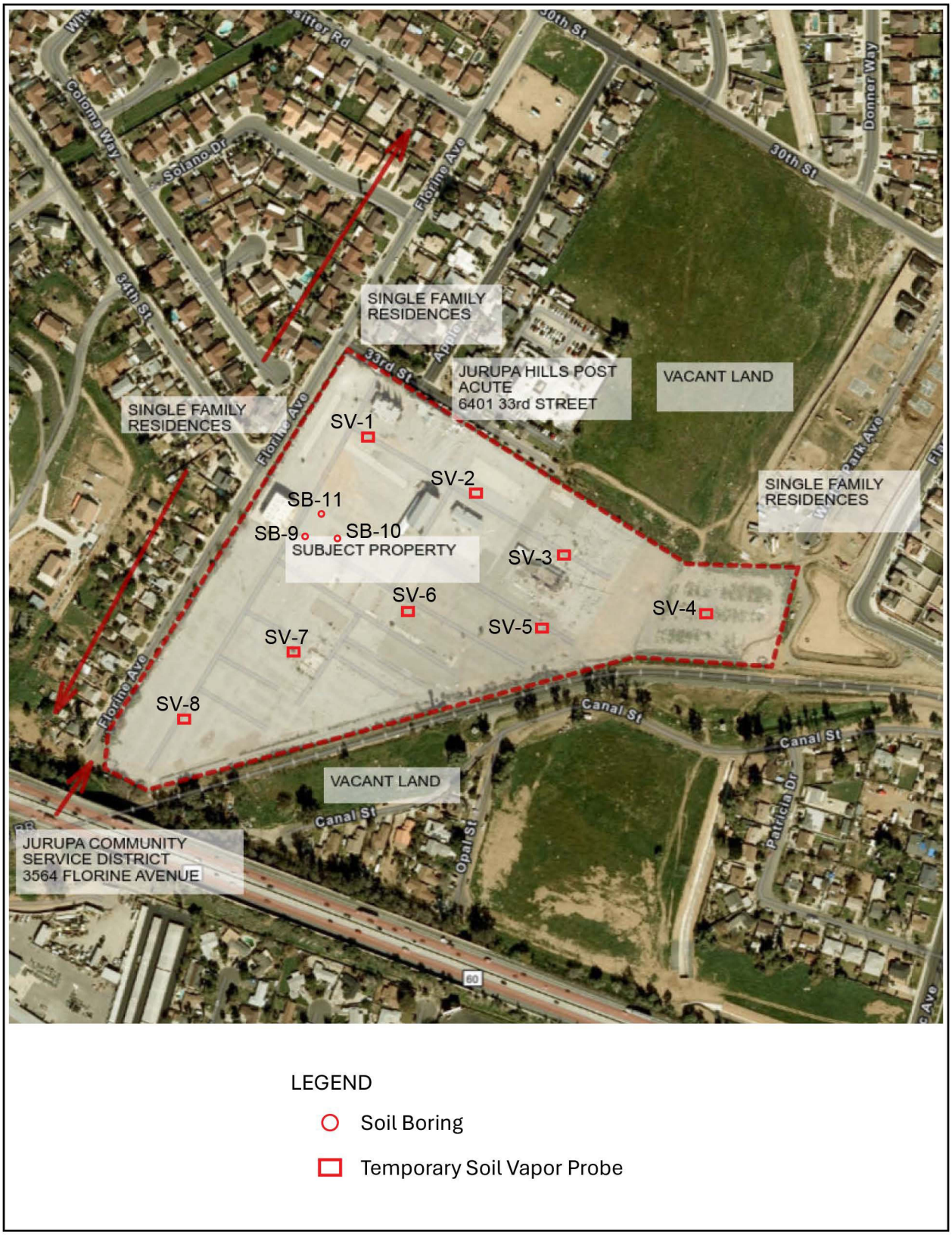
No volatile organic compounds (VOCs) were detected in soil vapor samples collected at the site in concentrations exceeding applicable ESLs, with the exception of the concentration of tetrachloroethene (PCE) detected in the vapor sample collected. PCE was not detected in the soil sample collected at this location from a depth of five feet bgs. The elevated concentration of PCE in the soil vapor sample appears to be an anomoly, as the PCE concentrations in the remaining vapor samples are below attenuation adjusted screening levels.

Based on historical information indicating residual diesel-affected soil associated with the 1991, fuel release remains at the site. Additionally, there were detections of diesel TPH in the soil sample collected from a depth of eight feet bgs in excess of applicable screening levels and the elevated concentration of PCE detected in the vapor sample collected. As a result, implementation of the Project would result in potentially significant impacts related to onsite soil contamination. Implementation of Mitigation Measures MM HAZ-1 and MM HAZ-2 would ensure impacts are less than significant.

Temporary Construction-Related Activities

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. These materials would not be in such quantities or stored in such a manner as to pose a significant safety hazard to onsite construction workers or the general public. Construction activities would also be short-term or one time in nature and would cease upon completion of the proposed Project's construction phase. Additionally, the use, storage, transport, and disposal of construction-related hazardous materials would be required to conform to the California Hazardous Waste Control Law (HWCL).

Construction activities required to develop the Project site would involve the disturbance of onsite soils. As discussed above, concentrations of diesel TPH and PCE were detected above the screening levels for residential soils. Therefore, the risk of exposure of hazardous materials to workers and the public through the routine, transport, use, or disposal of contaminated soils would be potentially significant. However, with the implementation of Mitigation Measures MM HAZ-1 and MM HAZ-2, impacts would be less than significant.



Source(s): Atlas (08-21-2025)

Figure 6-2

Not to Scale

Boring Locaitons

Demolition

The use of asbestos-containing materials (ACM, a known carcinogen) and lead-based paint (LBP) (a known toxic), both of which are considered hazardous materials, was a common building construction prior to 1978. During the field survey, ACMs including floor tile and black mastic on remnant building foundations were observed on the Project site. The Phase I ESA recommended an asbestos survey to be conducted prior to future disturbance/removal of those components. Per the recommendation of the Phase I ESA, an ACM and LBP survey was conducted for the Project site. Results of the survey indicated that asbestos was detected in 7 of the areas sampled and five of the confirmed ACM were in damaged or significantly damaged condition. Per South Coast AQMD Rule 1403, a Procedure 5 Abatement Work Plan will be required for the proper clean up of the damaged ACM. Additionally, two of the samples contained lead above the laboratory limit of detection (Terracon, 2024b). Therefore, impacts related to ACM and LBP would be potentially significant.

Implementation of Mitigation Measure MM HAZ-3 would require the preparation of a Procedure 5 Abatement Work Plan in accordance with South Coast AQMD Rule 1403. Furthermore, all proposed demolition activities would be required to comply with all applicable federal, State, and local hazardous materials regulation, which includes mandatory provisions for the safe removal, transport, and disposal of ACMs and LBP. Compliance with the regulatory requirements would ensure that removal of ACMs or LBPs would not result in a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials, and impacts would be less than significant with mitigation incorporated.

Long-Term Operation

Operation of the proposed institutional uses would involve the use of small quantities of hazardous materials for air conditioning, janitorial, maintenance, and repair activities. These materials would include cleansers, paints, degreasers, adhesive, sealers, fertilizers, and pesticides for cleaning and maintenance purposes. However, these types of materials are not considered acutely hazardous and would be used in limited quantities. Additionally, school facilities are not associated with uses that use, generate, store, or transport large quantities of hazardous materials—such uses generally include manufacturing, industrial, medical (e.g., hospital), and other similar uses.

The operation of the Project would be required to comply with all applicable federal, State, and local regulations to ensure the proper transport, use, and disposal of hazardous substances. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project is not expected to pose a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, nor would the Project increase the potential for accident operations

which could result in the release of hazardous materials into the environment. Impacts are regarded as less than significant and mitigation is not required.

a) *Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Finding: **Less than Significant Impact with Mitigation Incorporated:** As indicated under the discussion and analysis for Threshold a, the Project's Phase I ESA and Limited Phase II Assessment did not identify HRECs at the Project site. However, soil sampling results detected concentrations of diesel TPH compounds above the screening levels for residential soils, and elevated concentrations of PCE, ACM and LBP were detected. Accordingly, there would be potentially significant impacts with respect to a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment associated with the existing conditions at the Project site.

Temporary Construction-Related Activities

As discussed under Threshold a, the Project's near-term construction activities would have a potentially significant impact associated with hazardous materials handling or disposal. Construction activities would be short-term or one time in nature and would cease upon completion of the proposed Project's construction phase. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the Project than would occur on any other similar construction site. Additionally, the use, storage, transport, and disposal of construction-related hazardous materials would be required to conform to the California Hazardous Waste Control Law (HWCL). Soil sampling results detected concentrations of diesel TPH compounds above the screening levels for residential soils and elevated concentration of PCE, ACM and LBP were detected. Additional testing should be performed at the bottom of the excavation in order to determine if additional materials need to be removed. Thus, impacts due to construction activities would have the potential to cause a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, and impacts would be potentially significant. Implementation of Mitigation Measures MM HAZ-1, HAZ-2, and HAZ-3 would ensure impacts would be less than significant.

Long-Term Operation

The long-term operation of the Project would not result in any significant adverse effects associated with hazardous materials handling or disposal. The operation

of the proposed Project would not include any components associated with the transport, use, or disposal of hazardous materials beyond those typical of a similar land use, which would be conducted in accordance with all applicable local, State, and federal regulations. Additionally, the Project is not anticipated to handle a hazardous material or a mixture containing a hazardous material that has a quantity at any one time during the reporting year that is equal to, or greater than, 55 gallons for materials that are liquids, 500 pounds for solids, or 200 cubic feet for compressed gas pursuant to Health and Safety Code §25507. General cleaning activities on-site that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such cleaning products. Accordingly, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant. No mitigation is required.

c) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less than Significant Impact with Mitigation Incorporated: In addition to the Project site, which would be a proposed institutional use, the closest school to the Project site is the Nueva Vista High School, located approximately 0.32 miles to the northwest.

Temporary Construction-Related Activities

Construction materials and site cleanup would comply with existing regulations. Operation of construction equipment and heavy trucks during Project construction would generate diesel emissions, which are considered hazardous As discussed under threshold a, there is potential release of diesel TPH, PCE, ACM, and LBP at the Project site during construction activities. Implementation of Mitigation Measures MM HAZ-1, HAZ-2, and HAZ-3 would ensure impacts to be less than significant.

Long-Term Operation

The Project would not emit hazardous emissions or handle significant quantities of hazardous or acutely hazardous materials, substances, or waste. Hazardous materials expected at the existing school would be associated with janitorial, maintenance, and repair activities. These materials would be used in small quantities and would be stored in compliance with established state and federal requirements. Therefore, operational impacts would be less than significant.

d) ***Would the Project be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Finding: **Less than Significant Impact with Mitigation Incorporated:** The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code Section 65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" Cease and Desist Orders CDO and CAOCleanup and Abatement Orders from Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency, the Project site is identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project is listed as a Leaking Underground Storage Tank Sites on the State Water Board's GeoTracker. According to Geotracker, the cleanup status of the site has been completed and closed since February 17, 1993 (SWRCB, 2025). However, as discussed under threshold a, there is potential release of diesel TPH, PCE, ACM, and LBP at the Project site during construction activities. Implementation of Mitigation Measures MM HAZ-1, HAZ-2, and HAZ-3 would ensure impacts to be less than significant.

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

Finding: **No Impact:** The Project site is not within two miles of an any airport and the Project site is not identified as within an Airport Influence Area for airports in Riverside or San Bernardino County (RCIT, 2025). As such, no impact would occur.

f) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Finding: **No Impact:** The emergency response plan in effect for the City of Jurupa Valley, the Riverside County Emergency Operations Plan (EOP), identifies County agencies and other agencies that would be involved in emergency responses; threat summaries and assessments; and procedures for responding agencies, in addition to procedures for continuity of government.

The City of Jurupa Valley Local Hazard Mitigation Plan (LHMP), issued in 2018 (City of Jurupa Valley, 2018), provides additional information on hazard assessments; hazard mitigation strategies; and resources available for emergency response and hazard mitigation. Unique hazards in the City of Jurupa Valley identified in the LHMP that are relevant to the Project site and abutting land are transportation hazards on SR-60; wildfires in the Santa Ana Riverbed; and flooding along the Santa Ana River.

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate access for emergency vehicles. Construction activities for the Project would be primarily confined to the Project site and would include off-site roadway improvements that comply with City standards. During operation, the Project would not involve any activities that would impede public access or travel along the public right-of-way or interfere with an adopted emergency response or evacuation plan. Additionally, as shown on Figure 3-1, the Project provides multiple points of access for ingress and egress. The Project would not substantially impede emergency response routes in the local area.

The Project would not include a land use that would constitute a potential hazard to the community (such as an airport, oil refinery, or chemicals plant), nor would it close any existing streets or otherwise represent a significant impediment to emergency response and evacuation of the local area. The Project would also comply with all applicable codes and ordinances for emergency access. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, no impact would occur.

g) *Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Finding: **No Impact:** According to the California Department of Forestry and Fire Protection's fire hazard map for the Local Responsibility Area (LRA), the Project site is not within a Very High Fire Hazard Severity Zone (CalFire, 2025). Furthermore, the Project would be required to use drought tolerant, irrigated landscaping. Accordingly, the Project would not expose people or structures,

either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Thus, no impacts would occur.

Mitigation Measures:

MM HAZ-1 Prior to the issuance of grading permits, the Project Applicant shall prepare an SMP to address grading and excavation activities specific to the Project. The SMP Addendum shall be submitted for approval by the Santa Ana RWQCB. The Project Contractor shall adhere to the protocols and performance standards stipulated in the SMP. Contractors working at the site shall have the current HAZWOPER health and safety training and follow all applicable Cal/OSHA regulations for construction safety. A Completion Report shall be prepared at the conclusion of grading activities. The report shall document field monitoring activities and visual observations made during grading/excavations, as well as soil sampling locations and results. The report shall include a description of the location of impacted soil encountered, actions taken to characterize and mitigate impacts, confirmation soil sampling results, and disposition of any excavated soil. In addition, the report shall include a description of encountered subsurface structures and steps to remove and close such structures. The report shall be reviewed and approved by the Riverside Community College District, prior to issuance of building permits.

MM HAZ-2 Prior to the issuance of building permits, an engineered vapor barrier shall be installed beneath any buildings or structures constructed on the Project site.

MM HAZ-3 Prior to the issuance of grading permits, Riverside Community College District shall prepare a Procedure 5 Abatement Work Plan in accordance with South Coast AQMD Rule 1403.

6.1.10 Hydrology and Water Quality

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

The analysis in this section is based on the Hydrology Study and Water Quality Management Plan prepared by Kimely-Horn, Inc., dated March 2026. This report is provided in its entirety as *Technical Appendices H and I* of this IS/MND.

a) *Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Finding: **Less than Significant Impact:**

Construction-Related Water Quality Impacts

Construction-related activities have the potential to result in impacts to water quality. The grading and construction phases would require the disturbance of surface soils and removal of the vacant asphalt paved lot with concrete slabs with various remnant building materials present. During the construction period, grading activities would result in exposure of soil to storm runoff, potentially causing erosion and sedimentation in runoff. Sediments also transport substances such as nutrients, hydrocarbons, and trace metals, which could be conveyed to the storm drain facilities and receiving waters. Substances such as fuels, oil and grease, solvents, paints and other building construction materials, wash water, and dust control water could also enter storm runoff and be transported to nearby waterways. This could potentially degrade the quality of the receiving waters and potentially result in the impairment of downstream water sources.

Construction activities for the Project would occur over an area of more than one acre. Therefore, the Project is required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit is required for all development projects that include construction activities, such as clearing, grading, and/or excavation, and disturb at least one (1) acre of total land area.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) and City of Jurupa Valley Municipal Code Section 8.70.290, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities that complies with Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls. In addition, the Project Applicant would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Program. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the Project site.

Examples of BMPs that may be utilized during construction include, but are not limited to, sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, and hydroseeding. Additionally, pursuant to City of Jurupa Valley Municipal Code Section 8.70.060, the Project Applicant also would

be required to implement an erosion control plan to minimize water- and windborne erosion. Mandatory compliance with the SWPPP and the erosion control plan would ensure that implementation of the Project would not result in a violation of any water quality standards or waste discharge requirements during construction activities. Therefore, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post-Development Water Quality Impacts

Stormwater pollutants that may be produced during Project operation include bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash & debris, and oil & grease, which are also all Project priority pollutants of concern (Kimley Horn, 2026b). Once the Project has been constructed, urban runoff could include a variety of contaminants that could impact water quality.

To meet the requirements of the City's NPDES permit, the Project Applicant would be required to prepare and implement a Water Quality Management Plan (WQMP), which is a Project site-specific post-construction water quality management program designed to minimize the release of potential waterborne pollutants including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin.

The Project's Preliminary WQMP, prepared by Kimley-Horn, is included as *Technical Appendix I* to this IS/MND. Figure 6-3, *WQMP Site Plan*, presents the Project's proposed drainage areas, underground detention basin, and modular wetland system. Stormwater runoff will sheet flow towards nearby catch basins and will be conveyed to a modular wetland system for treatment. Runoff is then conveyed to an underground detention basin for peak flow detention, The runoff will then head south to where it will be pumped towards a parkway drain that discharges the runoff onto Union Pacific Railroad (Kimley Horn, 2026a). The WQMP identifies and implements an effective combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate discharge to surface water from stormwater and non-stormwater discharges.

Compliance with the Preliminary WQMP and long-term maintenance of proposed on-site water quality control features would be required to ensure the long-term effectiveness of all on-site water quality features. Impacts would be less than significant.

HYDROLOGY INFORMATION

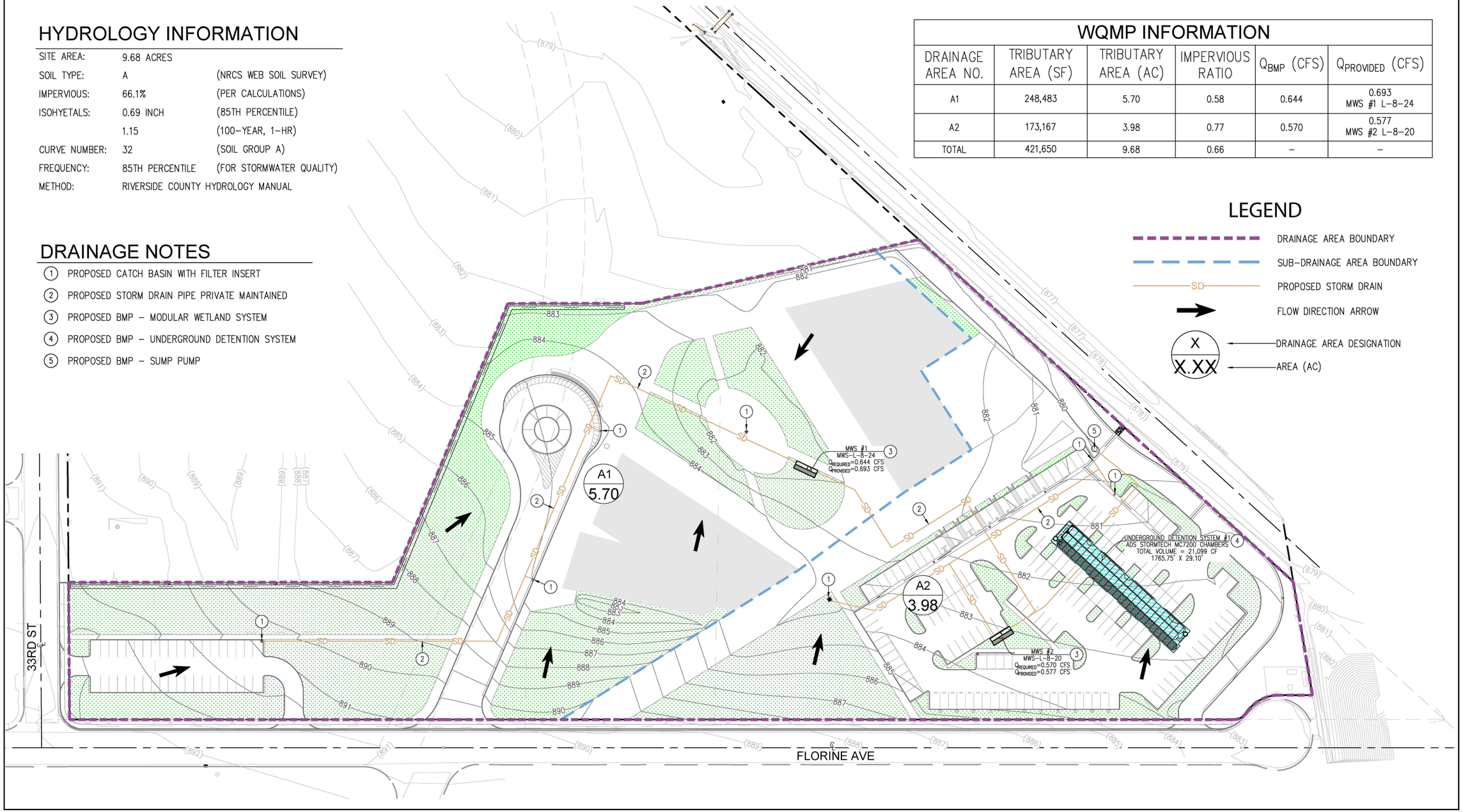
SITE AREA:	9.68 ACRES	
SOIL TYPE:	A	(NRCS WEB SOIL SURVEY)
IMPERVIOUS:	66.1%	(PER CALCULATIONS)
ISOHYETALS:	0.69 INCH	(85TH PERCENTILE)
	1.15	(100-YEAR, 1-HR)
CURVE NUMBER:	32	(SOIL GROUP A)
FREQUENCY:	85TH PERCENTILE	(FOR STORMWATER QUALITY)
METHOD:	RIVERSIDE COUNTY HYDROLOGY MANUAL	

DRAINAGE NOTES

1. PROPOSED CATCH BASIN WITH FILTER INSERT
2. PROPOSED STORM DRAIN PIPE PRIVATE MAINTAINED
3. PROPOSED BMP – MODULAR WETLAND SYSTEM
4. PROPOSED BMP – UNDERGROUND DETENTION SYSTEM
5. PROPOSED BMP – SUMP PUMP

WQMP INFORMATION

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	IMPERVIOUS RATIO	Q_{BMP} (CFS)	$Q_{PROVIDED}$ (CFS)
A1	248,483	5.70	0.58	0.644	0.693 MWS #1 L-8-24
A2	173,167	3.98	0.77	0.570	0.577 MWS #2 L-8-20
TOTAL	421,650	9.68	0.66	–	–



Source(s): Kimley Horn (03-20-2026)

Figure 6-3

Not to Scale

WQMP Site Plan

a) *Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Finding: **Less than Significant Impact:**

Groundwater Supply

Water would be accommodated via proposed water lines that would extend to an existing point of connection at Florine Avenue to the proposed buildings. Potable water would be provided by JCSD. The Chino Groundwater Basin is the direct source of potable groundwater for JCSD while a small non-potable supply comes from groundwater produced within the Chino Groundwater Basin and Riverside-Arlington Basin (Riverside South Basin). The Project would generate an increase in water demand. However, such demand would be met through a combination of groundwater, imported water, and recycled water. Based on JCSD's commercial demand factor of 8,100 gallons per day per gross acre, the Project would generate a water demand of approximately 81,810 gallons per day (gpd) or approximately 0.25 acre-feet per day (91.25 acre-feet per year [AFY]) (JCSD, 2020) This demand would be considered negligible compared to JCSD's surplus water supply of 19,722 AFY, with a projected water demand in 2045 of 23,357 AFY and a projected water supply of 43,079 AFY. (JCSD, 2020) Therefore, groundwater supplies needed for Project development would be less than significant.

Groundwater Recharge

The Project site is currently a vacant asphalt paved lot with concrete slabs with various remnant building materials present. There are no structures remaining at the site, however, various building material debris piles were observed throughout the site. Development of the Project would decrease impervious surface coverage on the Project site, which would, in turn, reduce the amount of water percolating down into the groundwater basin that underlies the Project site (Riverside South Basin). Percolation is just one of several sources of groundwater recharge for the Riverside South Basin. The Project would include the installation of an underground detention basin, modular wetland system, and landscaping, which would promote natural infiltration on the Project site. Based on the size of the Project site in relation to the size of the groundwater basin and the design features proposed by the Project to allow percolation, implementation of the Project would result in incremental changes to local percolation and would not result in substantial adverse effects to local groundwater recharge.

The Riverside South Basin is an adjudicated basin (DWR, n.d.); adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the sub-basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Riverside South Basin. For the reasons stated above, the Project would not substantially decrease or deplete groundwater supplies

and would not interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

b) ***Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

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

Finding: **Less than Significant Impact:**

Erosion and Siltation

Although the Project would alter the subject property's drainage patterns, such changes would not result in substantial erosion or siltation on- or off-site. Pursuant to City of Jurupa Valley Municipal Code Section 8.70.060, the Project's construction contractor would be required to implement an erosion control plan to minimize water- and windborne erosion during construction activities.

Under post-development conditions, a majority of the site would be covered with impervious surfaces and, therefore, the amount of exposed soils on the Project site would be minimized. Also, as discussed under Threshold a, the Project would incorporate the site design control measures, source control measures, and treatment control measures. Therefore, stormwater runoff flows leaving the Project site would not carry substantial amounts of sediment. Additionally, the Project would comply Chapter 6.05, Storm Water/Urban Runoff Management and Discharge Controls which aims to reduce pollutants in stormwater discharges to the maximum extent possible. Mandatory compliance with the SWPPP and the City's Municipal Code would ensure that implementation of the Project would not result in a violation of any water quality standards or waste discharge requirements. Accordingly, implementation of the Project would not result in substantial erosion or siltation on- site or off-site, and a less-than-significant impact would occur.

Stormwater Runoff

The Project's proposed grading, earthwork activities, and the addition of impervious surfaces on the Project site would alter the site's existing interior drainage characteristics. The post-Project impervious area is approximately 278,609sf. All proposed onsite surface drainage and storm drain components would be sized adequately for the 10-year and 100-year storm event as required by the Stormwater Standards Manual. In addition, per the hydromodification

requirements, the 2-year storm event peak runoff being discharged will be designed such that it does not exceed 110% of the existing conditions for the 2-year storm event (Kimley Horn, 2026a). The design of the drainage management areas would ensure that none of these storm events has a higher peak discharge in the post-development condition than in the predevelopment condition. Therefore, the proposed storm drainage system would ensure that the Project would not result in a substantial increase in rate or amount of runoff that would result in on- or off-site flooding or exceed existing or planned stormwater systems.

Stormwater Discharge System Capacity & Polluted Runoff

The Project's storm drain system would be sized and designed in accordance with the Stormwater Standards Manual to ensure that offsite flows that are conveyed through the Project site at a volume and rate that can be accommodated by existing and planned downstream storm drain facilities. The the detention system will discharge runoff at a mitigated flow rate and the pump is restricted to discharge no more than the allowable flow rate of 3.48 cubic feet per second (Kimley Horn, 2026a). As discussed above, compliance with the NPDES permit and WQMP requirements would ensure the Project would provide effective control and would not provide substantial additional sources of polluted runoff to receiving waters. Accordingly, the Project would not create or contribute runoff that would result in flooding on- or offsite or exceed the capacity of the existing or planned stormwater drainage system. Impacts would be less than significant.

Flood Flows

According to the Federal Emergency Management Agency (FEMA), the Project site is located in Flood Insurance Rate Map (FIRM) No. 06065C0043H (effective 9/12/2024). The site is designated within "Zone X (unshaded)," which are areas with a 0.2% chance of annual flood. The Zone X (unshaded) designation is considered to be an area of minimal flood hazard and is not considered a special flood hazard area (FEMA, 2024). Additionally, the Project site is not within a dam inundation zone (DWR, n.d.) Accordingly, the Project site is not expected to be inundated by flood flows during the lifetime of the Project and the Project would not impede flood flows. No impact would occur.

c) *Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Finding: **No Impact:** The nearest bodies of water are Lake Matthews, which is located approximately 10.75 miles south of the Project site, and Lake Perris, which is located approximately 16.8 miles to the southeast of the Project site; both of which are too far away from the subject property to result in inundation in the event of a seiche. The Project site is located more than 38 miles northeast of the Pacific Ocean; therefore, the potential for a tsunami to affect the Project site is also non-existent due to distance. As discussed under Threshold c, the Project

site is designated within "Zone X (unshaded)," which are areas with a 0.2% chance of annual flood. The Zone X (unshaded) designation is considered to be an area of minimal flood hazard and is not considered a special flood hazard area (FEMA, 2024). Additionally, the Project site is not within a dam inundation zone (DWR, n.d.) The Project site is not located within a 100-year flood, and the Project would be designed to ensure that peak flood volumes and flows would be equivalent to that of the designed capacity of the existing storm drain system. Accordingly, implementation of the Project would not risk release of pollutants due to inundation. No impacts would occur.

d) ***Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

Finding: **Less than Significant Impact:** As discussed in Threshold a above, the Project site is located within the Santa Ana River Basin and Project-related construction and operational activities would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan by preparing and adhering to a SWPPP and WQMP and by installing and maintaining the on-site stormwater infrastructure that is designed to minimize impacts associated with water quality and polluted runoff from the Project site. Implementation of the Project would not conflict with or obstruct the Santa Ana River Basin Water Quality Control Plan and impacts would be less than significant and no mitigation is required.

The Project site is located within the Riverside South Basin which was adjudicated in 1992 by the San Bernardino County Superior Court. Adjudicated basins, like the Riverside South Basin are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Sub-basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Riverside South Basin. As such, the Project's construction and operation would not conflict with any sustainable groundwater management plan. Impacts would be less than significant.

6.1.11 Land Use and Planning

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) *Would the Project physically divide an established community?*

Finding: **No Impact:** The Project site is located in an area that is currently developed with urban land uses. Existing residential development borders the site to the north, east and west; the Union Pacific railroad track borders the site to the south. The Project Applicant would redevelop the site with institutional use with associated parking and landscaping improvements. The Project will be of similar design and size to surrounding development. The Project would not have the potential to physically divide an established community. Therefore, no impact would occur and no mitigation required.

b) *Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Finding: **Less than Significant Impact:** The Project site is designated as Medium Density Residential (MDR) under the City's General Plan and zoned as General Residential (R-3). In accordance with Section 9.240.310, Public Use Permit, of the City's Municipal Code, educational institutions would be permitted in any zone classifications. Therefore, as part of the Project, RCCD would seek approval of a public use permit from the City for the development of the Project. As such, with the approval of the public use permit, the Project would be consistent with the City's General Plan and zoning designations. Therefore, the Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and impacts would be less than significant.

6.1.12 Mineral Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a) *Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Finding: **No Impact:** No mineral resource extraction activity is known to have ever occurred on the Project site. Figure 4- 16 of the City of Jurupa Valley General Plan depicts the Project site as being located within Mineral Resources Zone 3 (MRZ-3), which is defined as "Areas containing known and/or inferred occurrences of undetermined quality, quantity, or significance" (JV, 2017). However, under existing conditions, the Project site is not being actively mined for mineral resources. Additionally, there are no oil or gas wells within the Project site (DOC, 2025b). Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California, and no impact would occur. The Project site has a General Plan Land Use designation of Medium Density Residential (MDR), which is not intended for mineral resource extraction. Accordingly, implementation of the Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact would occur with respect to the topic of Mineral Resources.

b) *Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

Finding: **No Impact:** The General Plan Open Space, Mineral Resources (OS-MIN) land use designation is intended for mineral extraction and processing and includes areas held in reserve for future mineral extraction and processing. The Project site is currently designated as Medium Density Residential (MDR). Therefore, the Project is not delineated on the General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site and no impact would occur.

6.1.13 Noise

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The analysis in this section is based on the Noise Impact Study prepared by RK Engineering Group, Inc., dated April 3, 2026 (RK, 2026c). The report is provided in its entirety as *Technical Appendix J* of this IS/MND.

a) *Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies*

Finding: **Less than Significant Impact with Mitigation Incorporated:** Noise levels were measured on October 29, 2025, using a Piccolo-II Type 2 integrating-averaging sound level meters. The existing ambient noise levels at the proposed Project site range from approximately 61.2 dBA Community Noise Equivalent Level (CNEL) to 67.4 dBA CNEL. The noise monitoring locations were selected based on the proximity and location of adjacent sensitive receptors.

- Noise Monitoring Location 1 (L-1) was located near the northern boundary of the Project site, approximately 120 feet southwest of the centerline of 33rd Street.

- Noise Monitoring Location 2 (L-2) was located to the east of the Project site, approximately 400 feet west of the centerline of Winter Park Avenue.

- Noise Monitoring Location 3 (L-3) was located near the southern boundary of the Project site, approximately 160 feet north of the centerline of CA-60.

There are several sensitive land uses adjacent to the Project site, including the following:

Receptor 1: Existing residential land uses located approximately 45 feet northwest of the northwestern boundary of the Project site.

Receptor 2: Existing residential land uses located approximately 45 feet northeast of the northeastern boundary of the Project site

Receptor 3: Existing Jurupa Hills Post Acute Medical Facility located approximately 225 feet east-northeast of the northeastern boundary of the Project site.

Receptor 4: Existing residential land uses located approximately 925 feet east of the eastern boundary of the Project site

Receptor 5: Existing residential land uses located approximately 70 feet southeast of the southeastern boundary of the proposed Project site.

The Project has the potential to generate elevated noise levels during both near-term construction activities and under long-term operational conditions. Near-term (i.e., temporary) and long-term (i.e., permanent) noise level increases that would be associated with the Project are described below.

Construction Noise Impacts

Construction noise would result in temporary increases in ambient noise levels. Construction noise sources are regulated within the City of Jurupa Valley Municipal Code Section 11.05.020. No Project construction is expected to occur on weekends or between the hours of 6:00 p.m. and 6:00 a.m. Additionally, per the City's construction noise significance criteria, no grading, demolition, or pile driving activity would occur between the hours of 3:00 p.m. and 9:00 a.m. The Project is required to comply with the City of Jurupa Valley's daytime construction noise threshold of 80 dBA Leq.

Table 7-1 of the Project's Noise Impact Study (*Technical Appendix J*) shows typical construction noise levels compiled by the Environmental Protection Agency (EPA) for common-type construction equipment. Typical construction noise levels are used to estimate potential project construction noise levels at the adjacent sensitive receptors.

Construction noise impacts would occur during all expected phases of construction, including demolition, site preparation, grading, building construction, paving, and architectural coating. As shown in Table 6-10, *Project*

Construction Noise Levels, the Project is not expected to generate noise levels which exceed the City's construction noise threshold of 80.0 dBA at any of the sensitive receptor locations. As a result, impacts would be less than significant.

Table 6-10 Project Construction Noise Levels

Phase	Equipment	Quantity	Equipment Noise Level at 300 ft (dBA Leq)	Combined Noise Level (dBA Leq)
Demolition	Rubber Tired Dozers	1	74.0	74.7
	Concrete/Industrial Saws	1	66.1	
Site Preparation	Tractors/Loaders/Backhoes	2	68.4	71.4
Grading	Graders	1	69.4	72.0
	Tractors/Loaders/Backhoes	1	68.4	
Building Construction	Tractors/Loaders/Backhoes	2	68.4	71.4
Paving	Rollers	2	64.4	67.4
Architectural Coating	Air Compressors	1	62.1	62.1
Worst-Case Construction Phase Noise Level (dBA Leq)				**74.7**
City of Jurupa Valley Daytime Construction Noise Threshold				80.0
(dBA Leq)				**No**

Source: (RK, 2026c, Table 7-2)

Operational Noise Impacts

On-Site Operational Noise

The Project consists of constructing and operating two (2) educational buildings. The primary source of potential stationary noise produced by the Project would be the operation of onsite HVAC/condenser equipment. Potential HVAC/condenser equipment noise is modeled assuming that equipment would be located on the roof of the proposed Project buildings, without the shielding of any noise enclosures or parapet walls. The closest potential HVAC location would be approximately 175 feet from the nearest residential property line, located at Receptor-1.

Table 6-11, *Stationary Noise Impacts* shows the Project's noise level impacts in terms of dBA Leq and Lmax during daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours. Daytime and nighttime noise level impacts are compared with the City's Municipal Code noise standards. Stationary noise calculation worksheets are provided in *Technical Appendix C* of Project's Noise Impact Study.

As shown below, the Project is expected to generate a maximum of 53.2 dBA Lmax during both daytime and nighttime hours. As a result, the Project would

exceed the City's nighttime noise level thresholds of 45.0 dBA Lmax. Impacts would be potentially significant.

Table 6-11 Stationary Noise Impacts

Noise Source	Receptor Distance from Noise Source (feet)	Noise Level at Receptor (dBA Leq and Lmax) (Day/Night)
HVAC	175.0	53.2/53.2
City of Jurupa Valley Municipal Code Noise Level Threshold		55.0/45.0
Noise Level Exceeds Threshold?		**No/Yes**

Source: (RK, 2026c, Table 6-1)

Implementation of Mitigation Measure MM NOI-1, discussed below, would reduce Project-generated noise levels below the City threshold as shown in Table 6-12, *Mitigated Stationary Noise Impacts*.

Table 6-12 Mitigated Stationary Noise Impacts

Noise Source	Receptor Distance from Noise Source (feet)	Noise Level at Receptor (dBA Leq and Lmax) (Day/Night)
HVAC	175.0	41.2/41.2
City of Jurupa Valley Municipal Code Noise Level Threshold		55.0/45.0
Noise Level Exceeds Threshold?		**No/Yes**

Source: (RK, 2026c, Table 6-2)

With implementation of Mitigation Measure MM NOI-1, stationary noise levels generated by the Project are expected to be approximately 41.2 dBA Lmax during both daytime and nighttime hours. As a result, the Project would not exceed the City's daytime or nighttime noise level thresholds, with Mitigation Measure MM NOI-1 applied.

Off-Site Project Generated Mobile Noise

The Project is not expected to cause a substantial increase in ambient noise levels in the vicinity of the site as a result of increased traffic volumes along adjacent roadways. Typically, it takes a doubling of traffic volume along a roadway to cause a significant increase in ambient noise levels of more than 3 dBA.

The main source of roadway noise affecting the proposed Project site and adjacent receptors is activity along the CA-60 Freeway. Per the 2022 CalTrans Traffic Census Program, the segment of the CA-60 Freeway adjacent to the proposed Project site has an existing average daily traffic (ADT) of approximately 170,000 vehicles. In comparison, existing traffic volumes on nearby local roadways are substantially lower. Based on 2022 StreetLight Insight data, Valley Way/Armstrong Road currently carries approximately 32,500 to 33,900 ADT, 34th

Street carries approximately 1,600 ADT, and Florine Avenue carries approximately 1,200 ADT.

As discussed in Section 6.1.17, *Transportation*, of this IS/MND, the Project is forecast to generate approximately 575 daily trips. This increase would not double existing traffic volumes on the CA-60 Freeway or on the adjacent local roadways, either directly or cumulatively. Therefore, the Project would not result in a substantial permanent increase in ambient noise levels from traffic.

Furthermore, because roadway noise in the Project vicinity is dominated by the substantially higher traffic volumes on the CA-60 Freeway, ambient noise conditions in the vicinity of the site and nearby receptors would continue to be primarily influenced by freeway traffic. Therefore, the Project would not result in a substantial increase in roadway noise levels within the vicinity of the Project site and impacts would be less than significant.

b) *Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?*

Finding: **Less than Significant Impact:**

Construction Vibration

The nearest structures to the Project site are the residential homes located at Receptor-1. These structures are considered "older residential structures" and are a minimum of approximately 60 feet from the nearest expected area of onsite construction activity.

Project construction is not expected to require the use of substantial vibration-inducing equipment or activities, such as pile drivers or blasting. The main source of vibration impacts during the construction of the Project would be the operation of equipment such as bulldozer activity during site preparation, loading trucks during grading and excavation, and vibratory rollers during paving. As shown in Table 6-13, *Project Construction Vibration,* Project-related construction activity would not exceed the City of Jurupa Valley construction vibration threshold and is not expected to cause any potential damage to the nearest structures. Impacts would be less than significant.

Table 6-13 Project Construction Vibration

Construction Activity	Distance to Nearest Structure (Feet)	Duration	Calculated Vibration Level (PPV) (in/sec)
Large Bulldozer	60	Continuous/ Frequent	0.034
Loaded Trucks			0.029
Vibratory Rollers			0.080
Worst-Case Construction Vibration Level			**0.080**
Vibration Threshold			0.200
Vibration Level Exceeds Threshold?			**No**

Source: (RK, 2026c, Table 7-4)

Operation Vibration

Under long-term conditions, the Project would not include or require equipment or activities that would result in perceptible groundborne vibration at or beyond the Project site. The Project would not result in the exposure of persons to excessive groundborne vibration or noise levels during long-term operation. Impacts would be less than significant and no mitigation is required.

c) ***For a project located within the vicinity of a private airstrip or an airport land use land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?***

Finding: **No Impact.** The Flabob Airport, located in Riverside, California, is the nearest airport to the proposed Project site, at a distance of approximately 1.5 miles. The Project site is not located within the Flabob Airport area of influence. (RK, 2026c) The Project would not expose people residing or working in the project area to excessive noise levels. Therefore, the Project will have no impact on airport-adjacent land uses.

Mitigation Measures

MM NOI-1 Prior to the issuance of building permits, the roof plan shall show that all rooftop HVAC equipment is shielded from the line of sight of adjacent sensitive receptors by rooftop parapet walls or noise barrier enclosures.

6.1.14 Population and Housing

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) *Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Finding: **Less than Significant Impact:** The Project would result in the development of two education buildings approximately 121,100 sf and generate approximately 500 full time equivalent students and 30 employees. According to the California Employment Development Department (EDD), as of September 2025, the City of Jurupa Valley has a labor force of 53,100 persons and of that labor force, 2,800 are unemployed (unemployment rate of 5.3 percent) (EDD, 2025). According to Southern California Association of Governments' (SCAG) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, the City of Jurupa Valley had 30,500 employees in 2019 and is projected to have approximately 33,100 persons by 2035 and approximately 34,200 persons by 2050 (SCAG, 2024).

As discussed previously, the City has a labor force of 53,100 persons and 2,800 are unemployed. The City's General Plan forecasted 65,881 jobs by 2035, while SCAG projected 33,100 jobs by 2025. The City's General Plan employment growth projections for 2035 exceeds SCAG's 2035 employment growth projections for the City by approximately 32,781 jobs (JV, 2017). The City's General Plan projected an increase of 12,781 employees by 2035 and the Project's generated employees represents 0.2 percent of the anticipated growth. Therefore, (JV, 2017) the Project's employment generation of 30 employees would be consistent with both the City's General Plan and SCAG's 2045 employment projections for the City. Project-generated jobs are well within the employment projections for the City of Jurupa Valley. Operation of the Project would not induce substantial unplanned population growth in the Project area, either directly or indirectly and would not exceed regional or local growth projections. Therefore, no impact would occur and no mitigation is required.

b) *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Finding: **No Impact:** Under existing conditions, the Project site consists of a vacant asphalt paved lot**.** The Project site does not contain any housing and there are no people living at the Project site that would be displaced by the Project. Therefore, no impact would occur and no mitigation is required.

6.1.15 Public Services

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: a) Fire protection; b) Police protection; c) Schools; d) Parks; or e) Other public facilities?*

Finding: **Less than Significant Impact:**

Fire Protection

The Project site is located within the service area of the Riverside County Fire Department (RCFD), which in conjunction with CalFire provides fire protection, emergency medical services, and fire safety education. The closest fire stations to the Project site are Station 18, located at 7545 Mission Boulevard, approximately 1.21 miles to the southwest of the Project site, and Rubidoux Fire Station, located at 5721 Mission Boulevard, approximately 1.22 miles to the southeast.

The proposed buildings would be required to comply with all applicable fire code and ordinances for construction, access, water mains, fire flows, and fire hydrants. For example, site plans would be submitted to RCFD to ensure compliance with RCFD standard conditions, including fire flow requirement

based upon the tenant type, building size, and building type. Access to and around structures would meet RCFD and CFC requirements. Compliance with RCFD requirements would ensure adequate provision of resources. Additionally, plans would be submitted to the California Division of the State Architect for review of fire and life safety plans including a complete automatic fire sprinkler system package.

The Project site is in a developed area currently served by the RCFD. The Project will not require the construction of any new fire protection facilities or alteration of any existing fire protection facilities or cause a decline in the levels of service, which could cause the need to construct new fire protection facilities. Development impact fees (DIF) would also be collected in order to build and supply necessary infrastructure for fire protection services, as necessary. Therefore, impacts would be less than significant and no mitigation is required.

Police Protection

Police protection services to the Project site are provided by the Riverside County Sheriff's Department (RCSD). Sheriff services are provided through a contract with the City from the Jurupa Valley Sheriff's station located at 7477 Mission Boulevard. The station also serves the cities of Norco, Eastvale, and several unincorporated areas of the County and is led by a commander who serves as the Police Chief for the area. (JV, 2017) Security fencing and cameras would be provided at the Project site to ensure that adequate safety and crime prevention measures are provided within the Project's design. The Project will not require the construction of any new police protection facilities or alteration of any existing police protection facilities or cause a decline in the levels of service, which could cause the need to construct new police protection facilities. DIF would also be collected in order to build and supply necessary infrastructure for police protection services, as necessary. Therefore, impacts would be less than significant and no mitigation is required.

Schools

The City is served by the Jurupa Unified School District (JUSD). RCCD proposes to develop two education buildings as part of the IETTC primarily serving the region's current and future residents for trading purposes. Implementation of the Project does not have the potential to result in substantial direct growth in the population, nor an increase in student population within JUSD. Therefore, no impact to schools would occur and no mitigation is required.

Parks

Parks and recreation facilities within the City are provided primarily by the Jurupa Area Recreation and Park District (JARPD) and the Riverside County Regional Park and Open Space District. The Project would not introduce new residents to the City necessitating the need for additional parks. The Project will not require the construction of any new parks or alteration of any existing parks or cause a

decline in the levels of service, which could cause the need to construct new park facilities. Therefore, no impact would occur and no mitigation is required.

Other Public Facilities

The Project would not introduce new residents to the City necessitating the need for additional public facilities. The Project will not require the construction of any new public facilities or alteration of any existing public facilities or cause a decline in the levels of service, which could cause the need to construct new public facilities. Therefore, no impact would occur and no mitigation is required.

6.1.16 Recreation

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) *Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Finding: **No Impact:** The Project is not proposing any significant new housing or large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities. Therefore, no impact would occur and no mitigation is required.

b) *Does the Project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Finding: **No Impact:** The Project does not include recreational facilities or require the construction or expansion of recreational facilities. Implementation of the Project would not result in any adverse physical effects on the environment due to the construction of recreational facilities. Therefore, no impact would occur and no mitigation is required.

6.1.17 Transportation

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

The analysis in this section are based on the Trip Generation and Vehicle Miles Traveled Assessment prepared by Fehr & Peers (F&P) dated October 7, 2024, provided in its entirety as *Technical Appendix K* this IS/MND.

a) *Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Finding: **Less than Significant Impact:**

Project Trip Generation

Trip generation represents the amount of traffic that is attracted to and produced by a development project. The Institute of Transportation Engineers (ITE) Trip Generation Manual (2025) includes a trip generation rate for Junior/Community College (ITE Code 540). According to the Project's Trip Generation and Vehicle Miles Traveled Assessment, the Project is anticipated to generate a total of 575 two-way trips per day with 55 AM peak hour trips and 55 PM peak hour trips. (F&P, 2025) According to the City of Jurupa Valley Traffic Impact Analysis Guidelines, a project that generates fewer than 100 vehicle trips during any hour of the day (peak hour trips) will not require a full Traffic Impact Analysis that includes Level of Service analysis. Therefore, the Project is not required to prepare a full Traffic Impact Analysis.

Bicycle and Pedestrian Facilities

The Project site is not located along a bikeway. The closest bikeway to the Project site is located at Canal Street according to the City's General Plan. The Project would be confined to the Project site and would not conflict within the existing bikeways. In addition, the Project would provide bike racks in accordance with the CBSC CALGreen standards to accommodate bicycle access to the Project

site. The Project site features (buildings, parking areas, etc.) would be connected by ADA compliant sidewalks and striped crosswalks within the parking areas to the existing ensure pedestrian access throughout Project site. Additionally, the Project would install sidewalk on the western side of Florine Avenue and no changes would occur to the existing sidewalks on eastern side of Florine Avenue and portions of the northern side of 33rd Street. As such, a less than significant impact would occur.

Transit

Transit service to the Project site is provided by Riverside Transit Agency (RTA) . The closest bus route to the Project site is Route 49 with a bus stop located at the intersection of Mission Boulevard and Canal Street. The Project would support transit use by improving existing pedestrian and bicycle facilities in the Project area. The Project would also increase the number of visitors in the area that may access the site by public transit. The Project would not introduce new features to any public road that would affect transit in the Project area. As such, a less than significant impact would occur.

Based on the preceding, the Project would not conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be less than significant.

b) *Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Finding: **Less than Significant Impact:** The City of Jurupa Valley Traffic Impact Analysis Guidelines specify that vehicle miles traveled (VMT) should be assessed for land use projects that have the potential to increase the average VMT per capita. Project VMT screening is a process that identifies projects that are assumed to result in a less-than-significant transportation impact related to VMT based on project type, project location, or vicinity to high-quality transit. To determine what level of VMT analysis is required, the Project should be evaluated to determine if it meets any of the three screening criteria outlined in the City's Guidelines.

According to the City's Guidelines, local-serving projects may be presumed to have a less than significant impact absent substantial evidence to the contrary. The following uses can be presumed to have a less-than-significant transportation impact on VMT as their uses are local-serving in nature and increase accessibility to goods or services, resulting in the reduction in trip lengths:

- Retail uses less than 50,000 square feet
- Local parks
- Day Care centers
- Local-serving retail centers, gas stations, and banks

- Local-serving restaurants, including with drive-thru
- Local-serving hotels (e.g. non-destination hotels)
- Local-serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
- Projects generating less than 250 daily vehicle trips

Although trade schools and community colleges differ in the focus and format of the classes they offer, both institutions generally experience similar travel patterns. This claim is supported by ITE Code 540 representing both community colleges and trade schools. Like a community college, the Project will not offer on-campus housing, and students will be expected to commute to/from campus. As a result, the Project's students are expected to live in the local surrounding area as this new school would be more convenient than the other options further away.

Moreover, as shown in Figure 6-4, *Higher Education Institutions within the Surrounding Area*, there are currently no higher education institutions within a three-mile radius of the Project, and the closest trade school is approximately six-miles away. Trade schools can offer some specialized programs but in general provide similar programs across each school, which would make the Project a more convenient choice for local students. Implementation of the Project will provide greater accessibility to local students and result in shorter distances to school, which is expected to result in a decrease in VMT per capita within the region. (F&P, 2025)

Accordingly, the Project is a local serving land use; and, therefore, would results in a less than significant impact related to VMT.

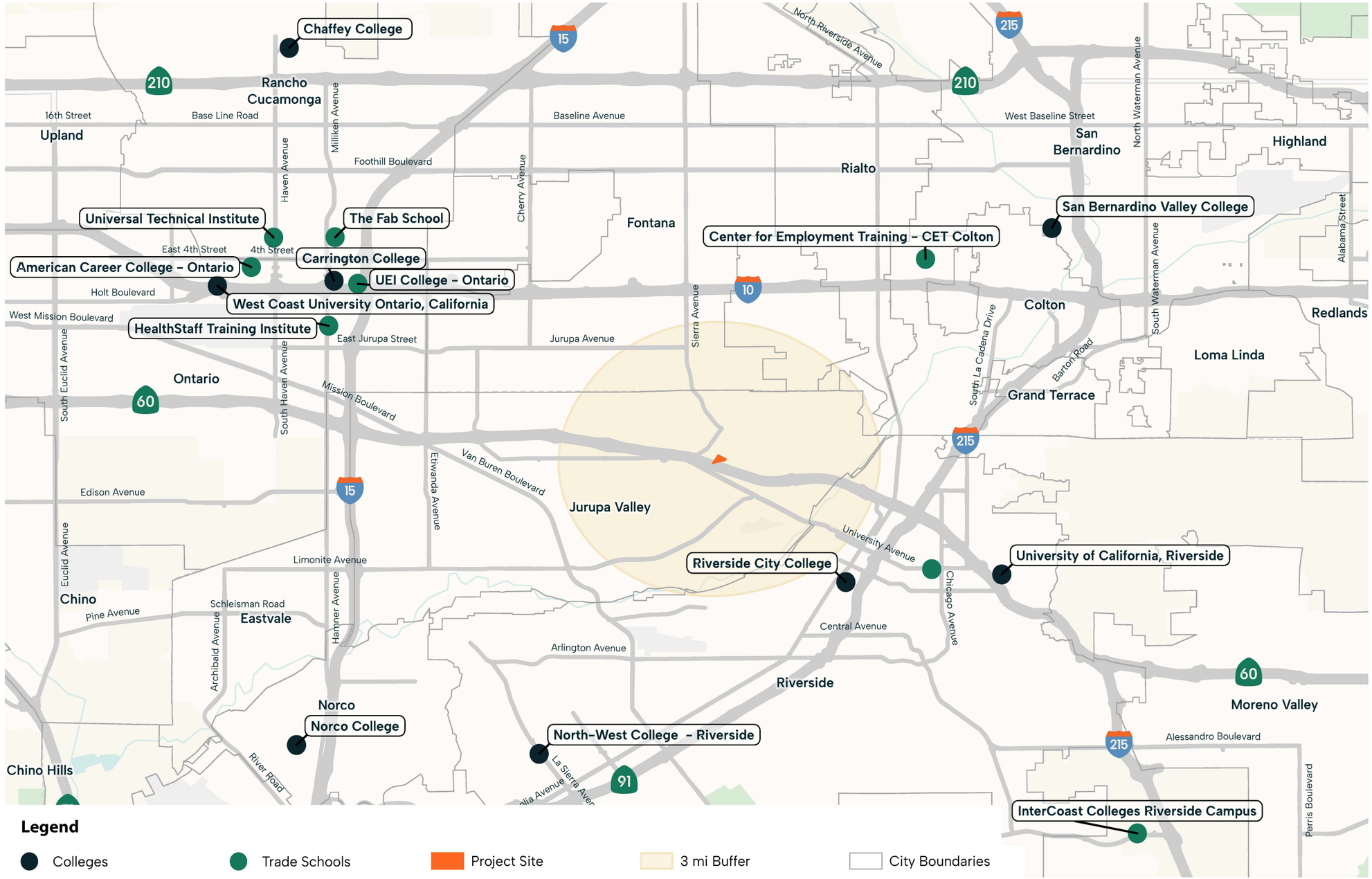
c) *Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Finding: **Less than Significant Impact:** Implementation of the Project would not require major road closures or otherwise increase hazards due to sharp curves or dangerous intersections. However, some minor improvements would be required for the proposed circulation improvements such as the establishment of new Project driveways, which would connect to the existing street network and may require temporary closure of public streets. Any minor road closure would be temporary and would only be necessary during the construction activities associated with these improvements. All proposed road closures would also be subject to review and approval by the City to ensure hazards would not occur. Upon completion of the improvements, all road conditions would be restored to normal.

The Project area is generally characterized as residential and vacant land uses. Traffic generated by the Project would be typical of an institutional development and be compatible with the type of traffic generated by the surrounding development. At Project completion, improvements to the circulation network would improve vehicular, pedestrian and bicycle mobility in the Project site and its surrounding areas. Sidewalks along the western side of Florine Avenue would be proposed as part of the Project and pedestrian pathways are proposed surrounding the proposed buildings to provide connectivity between the proposed buildings and pedestrian access to the existing sidewalks and transit routes along the adjacent roadways. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible use, and impacts would be less than significant impact.

d) ***Would the Project result in inadequate emergency access?***

Finding: **Less than Significant Impact:** As shown in Figure 6-5, *Fire Truck Turn Plan*, the Project will be designed to provide access for all emergency vehicles and meet all applicable RCFD access requirements to ensure that adequate access would be provided for emergency vehicles at Project build out. During construction activities that include road and sidewalk improvements, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. In addition, the Project would still allow emergency vehicles to access to the residential neighborhoods to the north and east. As a result, the Project would have a less than significant impact to emergency access. Therefore, the Project would not result in inadequate emergency access and a less than significant impact would occur.

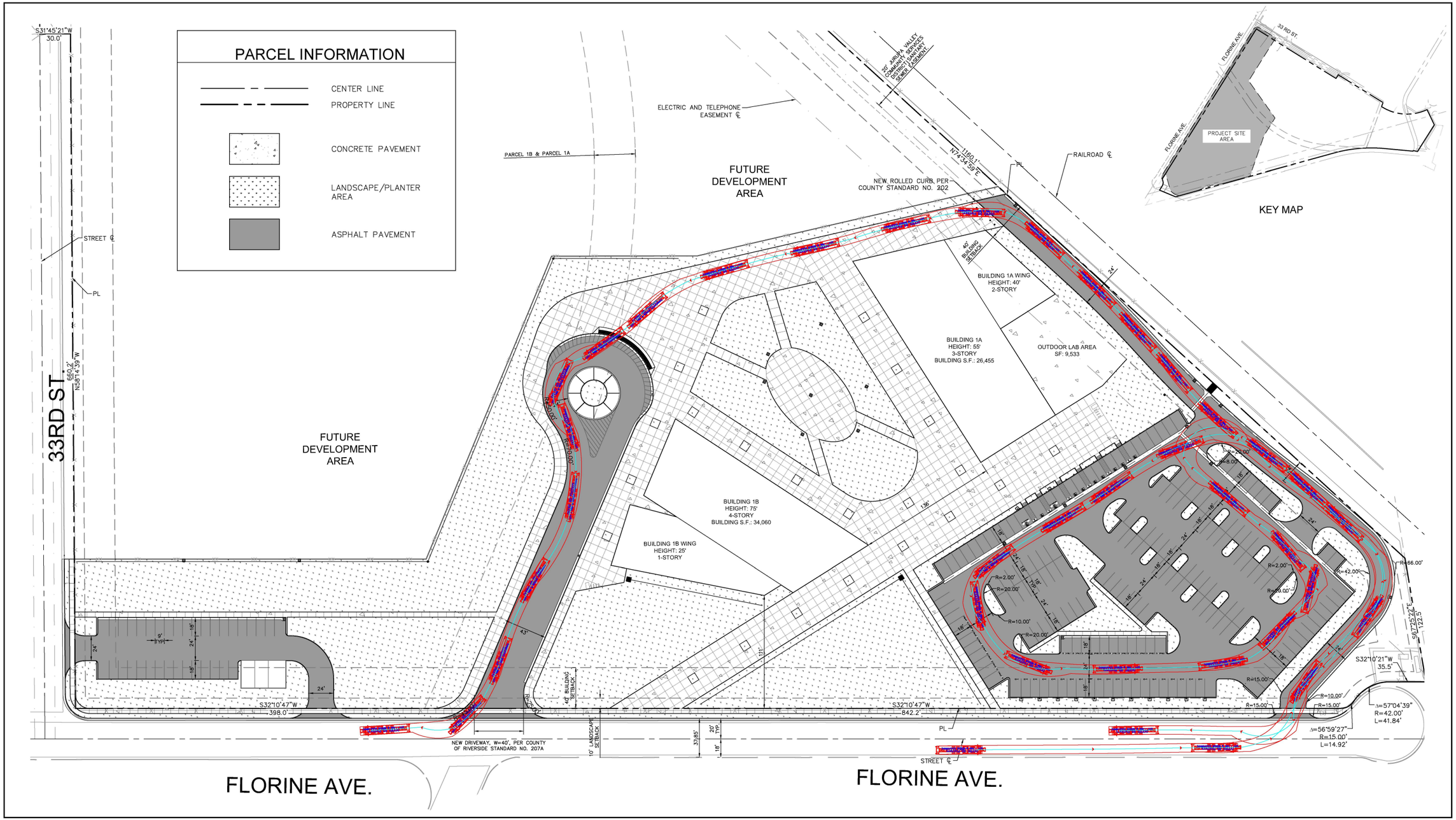


Source(s): Fehr & Peers (10-07-2025)

Figure 6-4

Not to Scale

Higher Education Institutions within the Surrounding Area



Source(s): Kimley Horn (03-20-2026)

Figure 6-5

Not to Scale

Fire Truck Turn Plan

6.1.18 Tribal Cultural Resources

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

a) *Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

Finding: **No Impact:** As analyzed in Section 6.1.5, there are no resources on the Project site that are eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined by Public Resources Code Section 5020.1(k). Implementation of the Project would not result in a substantial adverse change in the significance of a listed historical resource. No impacts would occur.

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Finding: **Less Than Significant with Mitigation Incorporated:** As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource that would require a lead agency to "being consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed

project." Section 21074 of AB 52 also defines a new category of resources under CEQA called "tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and object with cultural value to a California Native American tribe" and are either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

In compliance with AB 52, RCCD distributed letters on October 22, 2025 to those Native American tribes that requested notification for AB 52 notifying each tribe of the opportunity to consult with the District on the Project. Two tribes, Gabrieleno Band of Mission Indians Kizh Nation and Yuhaaviatam of San Manuel Nation requested to include their recommended language for mitigation measures.

Because the Project would require excavation for construction into previously undisturbed soils, there is a potential to uncover undiscovered prehistoric artifacts or tribal cultural resources during excavation. Therefore, while unlikely, the presence of subsurface tribal cultural resources on the Project site remains possible, and these could be affected by ground-disturbing activities associated with grading and construction at the Project Site. Therefore, impacts if such resources are unearthed would be potentially significant.

Mitigation Measures:

MM TCR-1 Retaining a Monitor Prior to Ground Disturbing Activities. The project applicant/lead agency shall retain a third party Tribal Monitor from the Consulting Tribe(s) to be onsite during ground-disturbing activities. The monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/ definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

Prior to issuance of a grading permit, the project applicant/lead agency shall provide written notice to all Tribes that requested consultation, which includes the construction start date, duration of grading activities, and contact information for coordination.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to tribes. Monitor logs will identify and describe any discovered Tribal

Cultural Resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, Tribal Cultural Resources, or "TCRs"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.

If a tribal cultural resource is encountered during ground disturbance, all work within 50 feet of the find shall halt and the lead agency shall consult with the culturally affiliated tribe on 1) the significance determination pursuant to CEQA Guidelines Sections 15064.5 and 15126.4 and 2) the appropriate treatment disposition. Treatment may include avoidance, preservation in place, reburial, documentation, or other culturally appropriate measures. Work may resume in the affected area once the lead agency determines that the appropriate treatment has been completed.

6.1.19 Utilities and Service Systems

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) ***Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

Finding: **Less than Significant Impact:**

Water

Water service to the Project site would be provided by JCSD. Water demand associated with the Project would consist of interior plumbing devices (i.e., showers, sinks, toilets, faucets), outdoor landscape irrigation, washers, and other uses similar to that of an educational development. Water supply is discussed in detail under Threshold b, below. Based on the water supplies available and the estimated water demand, there are sufficient water supplies available to serve the Project during average, single dry, and multiple dry years. The Project would not require the construction of new or expanded water facilities. The Project would not require the relocation of water facilities. The Project would include the installation of new water lines within the Project site, connecting to existing 12-inch water line along Florine Avenue. These connections would be part of the Project's construction phase, the impacts of which are evaluated throughout this Initial Study. As that evaluation demonstrates, the construction of the Project's water lines necessary to serve the Project would not result in any significant physical effects on the environment. Impacts would be less-than-significant and no mitigation is required.

Wastewater Treatment

Wastewater generated within the Project site would be collected, treated, and disposed of by the JCSD. The Project would require the installation of new sanitary sewer lines to connect to existing 12-inch sewer line along the Project's southern boundary. Wastewater collected by JCSD is treated at three regional wastewater treatment plants: City of Riverside Regional Water Quality Control Plant (RWQCP); Orange County Sanitation District via the Inland Empire Brine Line (IEBL); and Western Riverside County Regional Wastewater Authority's Wastewater Treatment Plant (WRCRWA). Wastewater generated at the Project site is discharged into the WRCRWA for treatment by the City of Riverside's Water Quality Control Plant and ultimately flows into the Santa Ana River. As discussed under Threshold c below, the Project generated wastewater would be well within the capacity of WRCRWA and would not require JCSD to build new or expanded wastewater treatment facilities.

Therefore, the Project would be adequately served by existing wastewater infrastructure. As such, the proposed Project would not necessitate the construction of new or expanded wastewater facilities that could cause a significant environmental impact. Impacts related to wastewater facilities would be less than significant and no mitigation is required.

Stormwater Drainage

Stormwater runoff will sheet flow towards nearby catch basins and will be conveyed to a modular wetland system for treatment. Runoff is then conveyed to an underground detention basin for peak flow detention. The runoff will then head south to where a pump will be used to discharge the runoff towards a parkway drain that discharges the runoff onto Union Pacific Railroad right-of-way. The pump is restricted to discharge no more than the allowable flow rate of 3.48 cfs and to ensure that the basin and pump can accommodate the post-development flows. All proposed onsite surface drainage and storm drain components would be sized adequately for the 2-year, 10-year, and 100-year storm event as required by the Stormwater Standards Manual. All Project stormwater drainage facilities would be constructed within the Project site. The construction of stormwater drainage facilities necessary to serve the proposed land uses is considered part of the Project; the disturbance footprint, construction techniques, and associated impacts have been accounted for within this IS/MND. As the evaluation demonstrates, the construction of the Project's storm drain system necessary to serve the Project would not result in any significant physical effects on the environment. Impacts would be less-than-significant and no mitigation is required.

Dry Utilities (Electrical Power, Natural Gas, and Telecommunications)

The Project also would involve utility connections to provide electric power, natural gas and telecommunications services to the Project site. The Project would be served in accordance with the California Public Utilities Commission (CPUC) and Federal Energy Regulatory Commission tariffs. As discussed in Section 6.1.6, *Energy*, Project operational energy demands are estimated to be 1,716,154.24 kWh/year of electricity and 6,817.55 MMBTU/year of natural gas which would be supplied by SCE and SoCal Gas, respectively. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other educational uses of similar scale and configuration. No new or expanded off-site dry utilities are required to serve the Project, and therefore there would be no impact associated with any such facilities that could cause significant environmental effects.

Summary

The installation of the proposed on-site infrastructure improvements would result in physical environmental impacts; however, these impacts have been included in the analyses of construction-related effects presented throughout this IS/MND, (e.g., air quality, biological and cultural resources, water quality impacts, and noise and vibration impacts, etc.). Any applicable Project-specific mitigation measures for construction identified for each topical issue would address potential significant impacts associated with construction and installation of utilities. Therefore, through consistent implementation of a variety of measures related to construction impacts, no additional impacts related to construction and operation of utility systems would occur. No mitigation is required.

b) *Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Finding: **Less than Significant Impact:** Water service to the Project site would be provided by JCSD. According to the JCSD's 2020 UWMP, the JCSD projected water supply is able to meet projected water demands for the years 2025 through 2045 during normal years, single dry years, and multiple dry years. (JCSD, 2021)

Based on JCSD's commercial demand factor of 8,100 gallons per day per gross acre, the Project would generate a water demand of approximately 81,810[2] gallons per day (gpd) or approximately 0.25[3] acre-feet per day (91.25 acre-feet per year [AFY]) (JCSD, 2020) This demand would be considered negligible compared to JCSD's surplus water supply of 19,722 AFY, with a projected water demand in 2045 of 23,357 AFY and a projected water supply of 43,079 AFY. (JCSD, 2020)

Further, the Project would be required to comply with the State Model Water Efficient Landscape Ordinance (MWELO) which requires improvements in the efficiency of water use in existing and new urban irrigated landscapes.

Based on the Project's relatively minor contribution to regional and service area water demand and the various water conservation measures to be incorporated into the Project's design, water demand generated by the Project would be adequately served by JCSD's current and projected water supplies during normal, dry, and multiple dry years. Impacts related to water supplies would be less than significant, and no mitigation is required.

c) *Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Finding: **Less than Significant Impact:** Wastewater generated at the Project site would be collected, treated, and disposed of by JCSD. Wastewater generated at the Project site is discharged into the WRCRWA for treatment by the City of Riverside's Water Quality Control Plant and ultimately flows into the Santa Ana River. The WRCRWA Plant has the capacity to treat 14 million gallons per day (mgd) or wastewater. (WRCRWA, n.d.) As of June 30, 2024, the average daily flow of the WRCRWA Plant is 9.09 mgd with a remaining capacity of 4.91 mgd (WRCRWA, 2024). As such, the WRCRWA Plant is currently operating under capacity, and has the potential to process additional wastewater volume.

[2] 10.1 acres * 8,100 gallons/day/acre = 81,810 gpd
[3] 81,810 gpd * 1 acre-feet/325,900 gallons = 0.25 acre-feet per day * 365 = 91.25 AFY

Based on a wastewater generation rate of 20 gallons per individual per day[4], the Project would generate approximately 10,600 gallons[5] of wastewater per day or 0.0106 mgd. The amount of wastewater that would be generated by the Project represents 0.21[6] percent of the WRCRWA total remaining daily treatment capacity. Therefore, sufficient wastewater treatment capacity available to serve the Project's projected demand in addition to the provider's existing commitments. Therefore, the Project's impacts related to wastewater generation are less than significant and no mitigation would be required.

d) ***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?***

Finding: **Less than Significant Impact:** Solid waste generated during construction and operation of the Project would be collected by agency-approved haulers (Burrtec Waste Industries, Inc.) and transferred to the Agua Mansa Material Recovery Facility/Transfer Stations. From the MRF, non-recyclable materials would likely be disposed of at the following landfills: Badlands Sanitary Landfill or the El Sobrante Landfill. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Badlands Sanitary Landfill is permitted to receive 5,000 tons of solid waste per day and has a remaining capacity of 4,900,000 cubic yards as of 6/01/2022 (CalRecycle, 2025a). The El Sobrante Landfill is permitted to receive 16,054 tons of solid waste per day and has a remaining capacity of 121,083,583 cubic yards as of 5/01/2023 (CalRecycle, 2025b).

Construction

The Project would develop 2 educational buildings totaling approximately 121,100 sf, parking, and associated hardscape and landscaping on the approximately 10.1-acre site. This would result in the generation of construction waste, largely consisting of demolition and the building materials comprising these materials. The California Green Building Standards Code and the City of Jurupa Valley Municipal Code Chapter 6.76 – Construction and Demolition (C&D) Waste Management requires that certain building and demolition projects recycle at least 65% of the waste generated. The Project Applicant would prepare a construction and waste management plan as required by the City of Jurupa Valley Municipal Code Chapter 6.76 – Construction and Demolition Waste Management. Pursuant to the C&D Plan, demolition waste from the Project would be hauled and processed by agency-approved haulers in order to achieve the mandatory 65 percent diversion rate. The document would ensure compliance in confirming that the Project has satisfied the 65 percent

[4] Assumption of per capita wastewater generation rate of 20 gallons per day based on the 2016 University of California, Riverside Physical Master Plan Study

[5] 5300individuals * 20 gallons/individual/day = 10,600 gpd

[6] 0.0106 mgd/4.91 mgd * 100 = 0.21%

construction and demolition waste diversion requirement. As such, construction of the Project would not generate waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Impacts would be less than significant and no mitigation is required.

Operation

At buildout, based on the educational facility rate of 3.55 pounds per employee per day and 0.5 pounds per student per day, the Project would generate approximately 356.5 pounds[7] of solid waste per day (~0.18 tons per day) (CalRecycle, n.d.). The Project's projected solid waste is well within the landfills remaining capacity and is not anticipated to exceed the existing capacity. The two landfills (Badlands Sanitary Landfill and El Sobrante Landfill) have a combined permitted disposal capacity of 21,054 tons per day. The Project's estimated solid waste generation represents approximately 0.0009[8] percent of the two landfill's daily throughput capacity and therefore, would not contribute significantly to both of the landfill's daily throughput capacity. Additionally, the Project is subject to connection and service fees to offset increased demand and assist in facility expansion and service (at the time of need). The Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local or regional infrastructure. Therefore, the Project would result in a less than significant impact to solid waste and landfill facilities and no mitigation would be required.

e) *Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Finding: **Less than Significant Impact:** The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. AB 341 sets a Statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses.

The Project would be required to coordinate with Burrtec Waste Industries, Inc., the waste hauler, to develop collection of recyclable material for the Project on a common schedule as set forth in applicable local, regional, and state programs identified in the Countywide Integrated Waste Management Plan (CIWMP). Recyclable materials that could be recycled by the Project include paper products, glass, aluminum, and plastic. Additionally, the Project would be required to comply with applicable elements of AB 939, AB 341, California Green

[7] 30 employees * 3.55 lbs/employee/day = 106.5 lbs/employee/day; 500 students * 0.5 lbs/students/day = 250 lbs/students/day

[8] 0.18 tons per day/21,054 tons per day * 100 = 0.0009%

Building Standards Code waste diversion of 65%, and other applicable local, State, and federal solid waste disposal standards. This would ensure that the solid waste stream to regional landfills is reduced in accordance with existing regulations. Accordingly, impacts would be less than significant.

6.1.20 Wildfire

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) ***Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?***

b) ***Would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

c) ***Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

d) ***Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

Finding: **No Impact:** The State Responsibility Area (SRA) is the land where the State of California is financially responsible for the preservation and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership; therefore, the Project site does not have the potential to be in an SRA. According to the California Department of Forestry and Fire Protection's fire hazard map for the Local Responsibility Area (LRA), the Project site is not within a Very High Fire Hazard Severity Zone (CalFire, 2025). Therefore, no impact would occur.

6.1.21 Mandatory Findings of Significance

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

a) *Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?*

Finding: **Less than Significant Impact with Mitigation Incorporated:** Because the Project is located in a highly urbanized area and outside the natural environment, the Project would not degrade the quality of the environment or affect any habitat. The Project, based on the summary of findings in the analysis above, would not be detrimental to the welfare of the community, with the previously identified and incorporated mitigation measures. Therefore, the Project would have no potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community,

or reduce the number or restrict the range of rare or endangered plant or animal. Additionally, the Project would not eliminate important examples of the major periods of California history or prehistory, and any such impacts would be reduced to less than significant with the incorporation of the identified measures (Mitigation Measure MM CUL-1).

b) ***Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)***

Finding: **Less than Significant Impact with Mitigation Incorporated:** As demonstrated above, the proposed Project would have the potential to result in significant impacts; however, mitigation measures would reduce these potentially significant impacts to less-than-significant levels. With the implementation of Mitigation Measures MM BIO-1, MM BIO-2, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1, MM HAZ-1 through MM HAZ-3, MM NOI-1 and MM TCR-1, the analysis above has determined that the Project would not have any individually or cumulatively considerable impacts. The Project site is a vacant asphalt paved lot with concrete slabs and various remnant building materials present. Redevelopment of the site to accommodate the educational development would result in minimal environmental impacts as demonstrated throughout this IS/MND. All potential Project impacts were related to temporary construction-related grading activities except for stationary noise impacts related to the rooftop HVAC equipment and would be mitigated to less than significant ([e.g,], cultural resources, geology and soils [paleontological resources], hazards and hazardous materials and tribal cultural resources).

Cumulative construction-related impacts could only occur if there were concurrent construction activities occurring adjacent to the Project site during Project construction activities. Therefore, even without mitigation measures for temporary construction-related impacts due to their site-specific nature, none of the impacts would be considered cumulatively considerable. The Project would have less than significant cumulative impacts.

c) ***Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Finding: **Less than Significant Impact with Mitigation Incorporated:** As described in the analysis above, construction and operation of the Project would not cause substantial adverse effects on human beings, either directly or indirectly. With implementation of Mitigation Measures HAZ-1 through HAZ-3, impacts related to the creation of hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials would be less than significant. With implementation of Mitigation Measure MM NOI-1, stationary noise levels would not exceed nighttime noise level thresholds. The impacts that the Project

could have on human beings have been reduced to below a level of significance via existing regulations, standard conditions of approval, and mitigation measures. Therefore, with the incorporation of mitigation measures, impacts related to adverse effects on human beings, either directly or indirectly, are considered less than significant.

7.0 Mitigation, Monitoring, and Reporting Program

Mitigation Measures		Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
Biological Resources				
MM BIO-1	If construction is proposed between February 16th and August 31st, a qualified biologist shall conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading activities to document the presence or absence of nesting birds directly adjacent (100 feet) to the Project site. The survey(s) shall focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to Riverside Community College District for review and approval prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, shall be submitted to the Riverside Community College District documenting compliance with the MBTA and CDFG Code Section 3503, 3503.5, and 3513. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA and CDFG Code Section 3503, 3503.5, and 3513.	Riverside Community College District	Prior to initiation of grading activities	
MM BIO-2	The Project Applicant shall pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Jurupa Valley. Five categories of the fee are defined, include and are in effect until June 30th, 2026: Residential, density less than			

	Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
	8.0 dwelling units per acre $4,486 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre $1.870 per dwelling unit; Residential, density greater than 14.1 dwelling units per acre $827 per dwelling unit; Commercial $20,191 per acre; and Industrial $20,191 per acre.			
Cultural Resources				
MM CUL-1	**On-Call Archaeologist.** Prior to issuance of grading permits, the Riverside Community College District shall retain a qualified professional archaeologist (Professional Archaeologist) to be on-call to evaluate any sub-surface archaeological materials to determine their significance under CEQA, and to coordinate this process with the consulting Native American tribe per Mitigation Measures MMs TCR-1 to TCR-2. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within Mitigation Measure MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	Riverside Community College District/ Yuhaaviatam of San Manuel Nation Cultural Resources Department	Prior to issuance of grading permits & During ground disturbing activities	
MM CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within Mitigation Measure MM TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.	Riverside Community College District/ Yuhaaviatam of San Manuel Nation Cultural Resources Department	During ground disturbing activities	
MM CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County	Riverside Community College District	During ground disturbing activities	

	Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
	Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.			
Geology and Soils				
MM GEO-1	Prior to the issuance of any permits allowing ground-disturbing activities, the Riverside Community College District shall retain a qualified paleontologist or paleontological monitor. The qualified paleontologist shall monitor mass grading and excavation activities in areas identified as likely to contain paleontological resources. Full-time monitoring of grading or excavation activities shall be performed starting from the surface in undisturbed areas of Pleistocene alluvial fan deposits within the Project boundary. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.	Riverside Community College District	Prior to the issuance of any permits allowing ground-disturbing activities	
MM GEO-2	Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, the Riverside Community College District shall submit a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a final report at the conclusion of grading pursuant to the criteria identified below.	Riverside Community College District	Prior to the issuance of any permits allowing ground-disturbing activities	

Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
Excavation and grading activities in deposits with high paleontological sensitivity (as identified in MM GEO-1) shall be monitored by a paleontological monitor following the PRIMP. The performance standards set forth in the PRIMP shall include: a. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to halt construction activities and temporarily redirect work at least 50 away from the area of the find in order to assess its significance. b. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance and adjust the level of monitoring if needed. c. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collection of a scientific institution. d. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center Museum, 2345 Searl Parkway, Hemet, California 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. e. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.			

Mitigation Measures		Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
Hazards and Hazardous Materials				
MM HAZ-1	Prior to the issuance of grading permits, the Project Applicant shall prepare an SMP to address grading and excavation activities specific to the Project. The SMP Addendum shall be submitted for approval by the Santa Ana RWQCB. The Project Contractor shall adhere to the protocols and performance standards stipulated in the SMP. Contractors working at the site shall have the current HAZWOPER health and safety training and follow all applicable Cal/OSHA regulations for construction safety. A Completion Report shall be prepared at the conclusion of grading activities. The report shall document field monitoring activities and visual observations made during grading/excavations, as well as soil sampling locations and results. The report shall include a description of the location of impacted soil encountered, actions taken to characterize and mitigate impacts, confirmation soil sampling results, and disposition of any excavated soil. In addition, the report shall include a description of encountered subsurface structures and steps to remove and close such structures. The report shall be reviewed and approved by the Riverside Community College District, prior to issuance of building permits.	Riverside Community College District	Prior to the issuance of grading permits	
MM HAZ-2	Prior to the issuance of building permits, an engineered vapor barrier shall be installed beneath any buildings or structures constructed on the Project site.	Riverside Community College District	Prior to the issuance of building permits	
MM HAZ-3	Prior to the issuance of grading permits, Riverside Community College District shall prepare a Procedure 5 Abatement Work Plan in accordance with South Coast AQMD Rule 1403.	Riverside Community College District	Prior to the issuance of building permits	
Noise				
MM NOI-1	Prior to the issuance of building permits, the roof plan shall show that all rooftop HVAC equipment is shielded from the line of sight of adjacent sensitive receptors by rooftop parapet walls or noise barrier enclosures.	Riverside Community College District	Prior to the issuance of building permits	
Tribal Cultural Resources				
MM TCR-1	Retaining a Monitor Prior to Ground Disturbing Activities. The project applicant/lead agency shall retain a third party Tribal Monitor from the Consulting Tribe(s) to be onsite during ground-disturbing	Riverside Community College District/ Yuhaaviatam of San	During ground disturbing activities	

Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
activities. The monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/ definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. Prior to issuance of a grading permit, the project applicant/lead agency shall provide written notice to all Tribes that requested consultation, which includes the construction start date, duration of grading activities, and contact information for coordination. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to tribes. Monitor logs will identify and describe any discovered Tribal Cultural Resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, Tribal Cultural Resources, or "TCRs"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request. If a tribal cultural resource is encountered during ground disturbance, all work within 50 feet of the find shall halt and the lead agency shall consult with the culturally affiliated tribe on 1) the significance determination pursuant to CEQA Guidelines Sections 15064.5 and 15126.4 and 2) the appropriate treatment disposition. Treatment may include avoidance, preservation in place, reburial, documentation, or other culturally appropriate measures. Work may	Manuel Nation Cultural Resources Department		

Mitigation Measures	Responsible Party/ Monitoring Party	Implementation Stage	Compliance Status
resume in the affected area once the lead agency determines that the appropriate treatment has been completed.			

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