



**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)  
PROPOSED RIO VISTA SPECIFIC PLAN  
State Clearinghouse Number 2018121005**

**DATE:** October 19, 2023

**TO:** Responsible Agencies, Organizations, and Interested Parties

**PROJECT TITLE:** Rio Vista Specific Plan

**CASE NO:** MA16045/Specific Plan No. SP16001 – Rio Vista Specific Plan

Notice is hereby given that the City of Jurupa Valley (City) as Lead Agency has prepared a DEIR, under the California Environmental Quality Act (CEQA) for the proposed Project identified below. We are requesting comments on the DEIR.

**AVAILABILITY OF THE DEIR**

Electronic copies of the DEIR are available for public review on the following website: [Document Center • Jurupa Valley, CA • CivicEngage](#). The DEIR, appendices, and related documents are in the folder labeled “MA16045-Rio Vista Specific Plan”. The DEIR will also be available for public review at the following location during regular business hours.

City of Jurupa Valley Planning Department  
City of Jurupa Valley  
8930 Limonite Avenue, Jurupa Valley, CA 92509

**DATES AND PUBLIC COMMENT**

The public comment period on the DEIR begins on **October 19, 2023**, and closes at 5:00 p.m. on **December 3, 2023**. Any person wishing to comment on the DEIR may do so. The public comment period will be 45 days. Comments and related material must be submitted on or before **December 1, 2023**, using one of the methods in the **ADDRESSES** section of this Notice of Availability.

**PROJECT LOCATION**

The project site is located north of State Route (SR) 60, between Armstrong Road and Rubidoux Boulevard, in the City of Jurupa Valley (City), in Riverside County, California (Exhibit 1 and 2). The City covers approximately 43.5 square miles within the County of Riverside. The City is bordered by the City of Fontana and the County of San Bernardino to the north, the City of Ontario and Riverside County to the northwest, the City of Rialto and Riverside County to the northeast, the cities of Norco and Riverside to the south, and the City of Riverside to the east.

The proposed project site is approximately 917.3 acres. Regional access to the site is available off State Route (SR) 60 from the south, via Armstrong Road and Rubidoux Boulevard. Interstate 10 (I-10) also provides regional access to the site from the north, via Sierra Avenue and Cedar Avenue. The project site includes the following 17 Assessor's Parcel Numbers (APNs): 175-080-010 and -021, 175-090-001, -002, -003, -004, and -005, 175-100-003, -005, and -006, 175-150-002, 175-160-001 and -005, 177-030-012 and -0014, and 177-040-002 and -008.

## **PROJECT HISTORY**

The County of Riverside approved the Rio Vista Specific Plan No. 243 and certified the associated EIR (State Clearinghouse No. 1988122608—Comprehensive General Plan Amendment (GPA) No. 174 and Specific Plan No. 243, Rio Vista) on April 14, 1992. Specific Plan No. 243 allows for the development of 1,697 homes, a 5-acre commercial site, two elementary schools, three neighborhood parks, a 14-acre equestrian center and 405 acres of natural open space and was at that time located in unincorporated Riverside County. When the City of Jurupa Valley was incorporated in 2011, the Rio Vista Specific Plan Area was included within the City's boundaries.

## **PROJECT DESCRIPTION**

The proposed project involves a new Rio Vista Specific Plan to replace the existing Rio Vista Specific Plan No. 243 approved by the County of Riverside in 1992.

The proposed project involves a master planned community consisting of Very Low Density Residential (VLDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), Light Industrial and Business Park, a public K-8 educational facility, open space and recreation areas, and circulation improvements. The conceptual land use plan is shown in Exhibit 3.

The Specific Plan includes the following major land use components on the 917.3 acres:

- Up to 1,697 dwelling units (du) on 204.4 acres, which matches the existing Rio Vista Specific Plan No. 243, yielding an average density of 1.8 du per acre (du/acre).
- 1,269,774 square feet of Light Industrial building square footage on 58.3 acres.
- 1,428,768 square feet of Business Park building square footage on 82.0 acres.
- 510.8 acres of natural open space.
- 14.3 acres of recreational amenities.
- 13.4 acres for a new public K-8 school.

The Specific Plan is divided into 21 Planning Areas (PAs) as detailed in Table 1.

**Table 1: Specific Plan Land Use Summary**

PA	Land Use	Acres	Target Dwelling Units	Maximum Dwelling Units	Target Density	Density Range <sup>1</sup>
1	Medium Density Residential (MDR)	24.9	113	125	4.5	2.0-5.0
2	Medium Density Residential (MDR)	22.7	107	114	4.7	2.0-5.0
3	Medium High Density Residential (MHDR)	19.4	149	155	7.7	5.0-8.0
4	High Density Residential (HDR)	18.2	225	455	12.4	8.0-14.0
5	High Density Residential (HDR)	13.3	116	186	8.7	8.0-14.0
6	High Density Residential (HDR)	27.1	258	379	9.5	8.0-14.0
7	Medium Density Residential (MDR)	11.1	45	56	4.1	2.0-5.0
8	Medium High Density Residential (MHDR)	39.6	259	317	6.5	5.0-8.0
9	Highest Density Residential (HHDR)	21.7	420	543	19.4	21.0-25.0
10	Very Low Density Residential (VLDR)	2.6	2	2	0.8	2.0
11	Very Low Density Residential (VLDR)	3.8	3	3	0.8	2.0
12	Light Industrial	38.1	—	—	—	—
13	Light Industrial	20.2	—	—	—	—
14	Business Park Area	31.9	—	—	—	—
15	Business Park Area	32.1	—	—	—	—
16	Business Park Area	18.0	—	—	—	—
17	Public Facility—Water Tanks (PF)	1.4	—	—	—	—
18	Public Facility—School (PF) <sup>2</sup>	13.4	56	67	3.8	2.0-5.0
19	Open Space—Recreation (Parks and Trails)	14.3	—	—	—	—
20	Open Space—Water (Basin)	9.0	—	—	—	—
21	Open Space Conservation (Natural, A-E Slopes)	510.8	—	—	—	—
—	Expanded Parkway (Trails) (OS-R)	4.1	—	—	—	—
—	Circulation	19.6	—	—	—	—
<b>Project Totals</b>		<b>917.3</b>	<b>1,697<sup>1</sup></b>	<b>N/A</b>	<b>1.8</b>	<b>—</b>
Notes:						

PA	Land Use	Acres	Target Dwelling Units	Maximum Dwelling Units	Target Density	Density Range <sup>1</sup>
<ol style="list-style-type: none"> <li>1. Dwelling unit count by Planning Area (PA) is approximate and may vary by PA and may increase or decrease by up to 10 percent provided that the overall Dwelling Units in Rio Vista do not exceed the target dwelling unit count of 1,697. The target density of each PA may increase or decrease provided that the target density remains below the maximum density of the land use designation.</li> <li>2. The School Site in PA 18 may be developed with a Medium Density Residential use at a maximum of 56 dwelling units, if the School District does not purchase the school site. In response to market demands, nonresidential uses (mixed use, office, commercial, religious) may be developed in PA 18 subject to a Conditional Use Permit. The potential alternative 56 dwelling units are not included in the 'Project Totals.' If all of the approved number of units are developed, the additional 56 units may require subsequent environmental review.</li> <li>3. Park acreage is approximate and may be larger or smaller provided that the overall park acreage in the Specific Plan meets or exceeds the City's park requirements of 3-acres per 1,000 population.</li> <li>4. Open Space Conservation includes natural areas, common areas, landscaped slopes, and conservation areas. It does not include park acreage.</li> <li>5. Acreages are approximate – exact acreage will be defined through future implementing tract map(s).</li> </ol>						

Eleven PAs are planned for residential development (Table 1). PA 18 would be reserved for school development by Jurupa Unified School District (JUSD). If the JUSD does not proceed with the development of a school, the Planning Area would be available for recreational, commercial, or residential development under its MDR land use designation.

Five categories of residential development intensity are proposed:

- **Very Low Density Residential:** located in two PAs in the eastern portions of the Specific Plan area, on 6.4 acres. With a density range of 2 du/acre, this category would have a target and maximum of 5 du.
- **Medium Density Residential:** located in three PAs in the northwestern and southwestern portions of the Specific Plan area, on 58.7 acres. With a density range of 2 to 5 du/acre, this category would have a target of 265 du and a maximum of 295 du.
- **Medium High Density Residential:** located in two PAs in the northern and central portions of the Specific Plan area, on 59 acres. With a density range of 5 to 8 du/acre, this category would have a target of 408 du and a maximum of 472 du.
- **High Density Residential:** located in three PAs in the western portion of the Specific Plan area, on 58.6 acres. With a density range of 8 to 14 du/acre, this category would have a target of 599 du and a maximum of 1,020 du.
- **Highest Density Residential:** located in one PA in the central portion of the Specific Plan area, on 21.7 acres. With a density range of 21 to 25 du/acre, this category would have a target of 420 du and a maximum of 543 du.

A combination of attached and detached units is proposed. Maximum building heights would vary between 30 and 45 feet.

### **Light Industrial and Business Park Development**

The proposed project would provide for the development of a contemporary commerce center on 140.3 acres located in the eastern portion of the site. This would include Light Industrial uses (PAs 12 and 13) on approximately 58.3 acres, with a maximum of 1,269,774 square feet of building space, and Business Park uses (PAs 14, 15, and 16) on 82 acres, with a maximum of 1,428,768 square feet of building space. The maximum square footage includes the possibility of an approximately 391,476-square-foot technical college described below. The Light Industrial and Business Park land uses that would be established by the proposed project are intended to attract new businesses and encourage the expansion creation of new light industrial, light manufacturing, research, self-storage, professional and retail services to the City and the new residents that would live within the Rio Vista Specific Plan Area.

Riverside Community College District (RCCD) intends to construct and operate the Inland Empire Technical Trade Center (IETTC) in PA 14 and PA 16.<sup>1</sup> The IETTC would address the need for local technical training capacity to support the region's residents and current and emerging employers by offering its students a pathway into a skilled workforce. At full buildout, the IETTC would employ approximately 300 full- and part-time employees and serve approximately 13,000 students (full- and part-time and remote students) from across the region in the fields of logistics, advanced manufacturing, Cybersecurity/Information Technology (IT), and green technologies. The IETTC would include nine buildings with a total footprint of approximately 391,476 square feet (included in the Light Industrial and Business Park maximum square feet described above), to accommodate classrooms, outdoor lab space, parking, and student and staff services (library, cafeteria, etc.).

### **School**

PA 18 would be reserved for the JUSD for development of a K-6 school. If the JUSD does not choose to pursue development of the school, the parcel would be available for residential development for up to 56 du under the MDR development standards, a recreational use, or a commercial use. There would be no increase to the 1,697 du permitted within the Specific Plan should JUSD not purchase the school site and it is instead built with residential uses.

### **Open Space**

The project site would contain approximately 510.8 acres of natural open space, consisting of a combination of natural open space, revegetated manufactured slopes, and regraded and revegetated slopes. Many of the existing informal trails would remain, and no new trails into the open space would be created. A City-approved local conservation entity would be responsible for maintenance of the natural open space areas, which are currently designated as Open Space Conservation Habitat and Open Space Recreation, and under the proposed project would be designated Open Space Conservation (Exhibit 3).

### **Recreation**

The following recreational amenities would be provided on 18.4 acres:

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<sup>1</sup> The development of the technical college is speculative and would depend on a various conditions, including local and State funding.

- A 14.3-acre community park (PA 19) with sports fields, open turf play areas, sports courts, a tot lot/playground, and picnic areas.
- Approximately five Neighborhood Parks ranging from around 0.75 acre to 1 acre, located throughout the community, with features such as benches, planters, and open lawn areas.

In addition, an integrated system of hard and soft-surface (decomposed granite) trails would provide access from the residential neighborhoods to the school site, community park, and informal dirt trails located in the Open Space.

### **Trails**

Trails for equestrians, bicyclists, and pedestrians would form an integrated system of hard and soft-surface (decomposed granite) paths throughout the project area. The trails would complement and improve access to the existing informal trails traversing the natural open space. The trail system would include:

- **Bike Path and Soft-Surface Trails.** An 8-foot-wide decomposed granite soft-surface trail and a 10-foot-wide Class I hard surface bicycle trail would be located within the 30-foot-wide trail easement along 20<sup>th</sup> Street forming a central spine of trails through the project site.
- **Sidewalks.** Sidewalks would be constructed on all Local Collectors and Local Streets, in order to provide a pedestrian network that connects residential areas to the trails and amenities located throughout the project site.
- **Existing Informal Trails.** The proposed project would retain the existing unimproved informal trails located within the open space for use by future residents of the proposed project and the public. Connections from the bike path and soft-surface trail would provide access to these existing informal trails, which would remain unimproved, and would continue to allow public access to the ridges and top of the hills within the proposed community.

### **Circulation**

The proposed project would include the construction of approximately 19.6 acres of roadways, including an approximately 1.3-mile extension of 20<sup>th</sup> Street to be developed as a Modified Secondary Highway (100-foot right-of-way) enhanced with a 30-foot-wide trail easement, Collector Roads (74-foot right-of-way), and Local Streets (56-foot right-of-way). 20<sup>th</sup> Street will be connected from the west to east ends of the project site in the first phase, though the improvements within the right-of-way will be developed in phases. The precise design and alignment of the proposed project's roadways would be determined with implementation of Tentative Tract Maps. 20<sup>th</sup> Street and Collector Roads would be developed as public streets. Local Streets would be a combination of public and private facilities.

### **Utilities**

The utility providers listed below would service the proposed project. Water and sewer are discussed in greater detail below.

- Electricity: Southern California Edison (SCE)
- Gas: Southern California Gas Company (SoCalGas)
- Water: Rubidoux Community Services District (RCSD), and Jurupa Community Services District (JCSD) for PA 7 only

- Sewer: RCSD and JCSD for PA 7 only

### **Water**

The majority of the project site would be annexed into the RCSD, which would provide water service to the proposed project. The project site is located within potable water pressure zones 1360 and 1440 of the RCSD. Because of its location adjacent to Armstrong Road and existing neighborhoods, PA 7 would remain in JCSD and connect to adjacent existing JCSD water facilities.

The project site water system (with the exception of PA 7) would be connected to the existing municipal water system via an extension of the existing 16-inch feeder main within 20<sup>th</sup> Street at the eastern side of the project site. The existing 16-inch feeder main within 20<sup>th</sup> Street is at a lower pressure (Zone 1066) than the two zones required to serve the project area (Zones 1360 and 1440); therefore, a pressure booster station would be required at or near the point of connection. The booster station would force water through the 16-inch feeder main to the three above-ground water reservoirs proposed to be located within PA 17. Two new 1.25 million gallon (MG) above-ground reservoirs would provide water for the Zone 1360 portion of the proposed project, while the other new 0.25 MG reservoir would provide water for the Zone 1440 portions of the proposed project.

Domestic water would be supplied to individual PAs by 8-inch lines located within local road right-of-way, which would connect to the 12-inch water mains located within 20<sup>th</sup> Street and Collector Roads that connect to the on-site water tanks. The water infrastructure would also provide fire hydrants and irrigation to the community's parks. On-site facilities would be sized in accordance with RCSD criteria based on the land uses identified within the Specific Plan. The Rio Vista Specific Plan does not provide for reclaimed water service on-site.

### **Sewer Service**

RCSD would provide sewer service for the proposed project. Wastewater treatment for the proposed community would take place at the Riverside Regional Water Quality Treatment Plant located within the City of Riverside to the southwest. All wastewater for the proposed project would be transported eastward through the on-site system to the point of connection with existing sewer main at 20<sup>th</sup> Street, located at the eastern project site boundary. The sewer system for the proposed project would require a 12-inch gravity main and 8-inch gravity sewer lines within local roads to collect wastewater from individual PAs and transport the wastewater to the proposed off-site 15-inch gravity sewer main located southeast of the project site. Because of its location adjacent to Armstrong Road and existing neighborhoods, PA 7 would connect to the adjacent existing sewer facilities. Septic systems would be provided to serve PAs 10 and 11.

An alternate gravity design that would eliminate the need for lift stations may be needed if a future RCSD Community Facilities District (CFD) project is built in Pacific Avenue. The potential CFD project would need to construct a 15-inch sewer line to the west, in 20<sup>th</sup> Street, then south in Sierra Avenue, across the railroad tracks, turning into Pacific Avenue. The line would connect to a future CFD line terminating at Rustic Lane and Pacific Avenue. An 8-inch lateral line would also be constructed through a future local street to the southerly end of the project site.

### **Drainage**

Stormwater management within the proposed project would include a combination of in-street catch basins and storm drains, which would consolidate storm flows into detention/water quality basins to

treat stormwater prior to discharge into existing and/or proposed off-site stormwater facilities. The project site would be divided into five drainage areas based on topography and proposed stormwater management improvements. PA 7 would connect to adjacent existing JCSD facilities, and PAs 10 and 11 would be served by septic systems.

### **Fences and Walls**

Fences and walls would generally be installed along the perimeter boundaries of residential PAs that interface with open space, roads, parks, or off-site land uses. Fence and wall types would include split-face block walls, precision block walls, tubular steel fences, vinyl fences, and 3-rail vinyl fences. Fences and walls would be used to provide privacy and noise attenuation, and would be generally up to 6 feet tall, except where a greater height is required, to reduce noise impacts or to reduce other site-specific impacts.

### **Off-site Improvements**

Off-site sewer and stormwater drainage improvements would connect the project site to existing infrastructure.

The Master Water Plan, for the proposed project' includes a 16-inch water main that would connect to existing facilities at the eastern project site boundary, at 20<sup>th</sup> Street. No off-site water improvements would be included as part of the proposed project.

The proposed project's 8-inch sewer main would connect to existing facilities at three locations. Two points of connections would be located within the project site (one at the eastern project site boundary at 20<sup>th</sup> Street and one along the western project site boundary at 20<sup>th</sup> Street). A third point of sewer connection would require minimal off-site improvements to connect to existing facilities at Paramount Drive, located just outside the southern project site boundary.

Connection of the proposed project's drainage system to existing facilities would require off-site improvements. As part of the proposed project development, a drainage line would extend approximately 2,600 feet southeast of the proposed Business Park and connect to existing facilities in 20<sup>th</sup> Street and connect to existing facilities at the intersection of 20<sup>th</sup> Street and Avalon Street. A second point of connection to existing facilities would be located within the project site along the western project site boundary at 20<sup>th</sup> Street.

### **Phasing**

The proposed project is anticipated to be developed in four phases. The phases would be timed to respond to market demands and to provide for a logical and orderly extension of roadways, public utilities, and infrastructure. Development would generally start in the northwestern area of the Specific Plan, proceed east in Phase 2, then move to the southwest in Phases 3 and 4. PA 7, located in the far northwest portion of the project site, would likely be developed as part of Phase 5. However, the phases could be implemented in any order that would allow for logical and orderly development.

Phase 1 would include the development of residential PAs 4, 5, 6, the water tanks and public school in PAs 17 and 18 respectively, recreational open space in PA 19, and water basin open space in PA 20. Phase 2 would the development of residential PAs 1, 2, and 3. The proposed extension of 20<sup>th</sup> Street would be part of Phase 1, with full width improvements to be completed in Phase 2. The proposed Business Park, consisting of PAs 12, 13, 14, 15, and 16 would be developed under Phase



3, as would be the residential PA 9. Finally, Phase 4 development would include residential PAs 7, 8, 10, and 11. See Exhibit 4.

**Required Entitlements.** Discretionary approvals and permits are required by the City for implementation of the proposed project. The proposed project would require the following City discretionary approvals and actions, as well as approvals and actions by an outside agency serving as a Responsible Agency or Trustee Agency, including:

- Specific Plan No. 16001 to replace the existing Rio Vista Specific Plan No. 243.
- General Plan Amendment No. 16001 to make the Specific Plan and General Plan land uses consistent.
- Change of Zone No. 16003, to allow for adoption of a Zoning Ordinance for the project and to modify the zone from SP No. 243 to a new SP Zone.
- Development Agreement No. 16001 (an agreement between the applicant and the City that sets the required community benefits the applicant will provide and the flexibility in the Municipal Code and protection of the approvals through the duration of the development agreement).
- Tentative Tract Maps (TTM 37074 and TTM 38639) that subdivides individual residential lots for planning areas PA 4, 5 and 6 and creates a financing map for the Specific Plan area.

**ENVIRONMENTAL ISSUES.** CEQA Guidelines Section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The DEIR prepared for the proposed Project is a full-scope EIR, and has included each of the CEQA Guidelines Appendix G topical issue areas listed below.

- |                                      |                                 |
|--------------------------------------|---------------------------------|
| • Aesthetics                         | • Land Use and Planning         |
| • Agriculture and Forestry Resources | • Mineral Resources             |
| • Air Quality                        | • Noise                         |
| • Biological Resources               | • Population and Housing        |
| • Cultural Resources                 | • Public Services               |
| • Energy                             | • Recreation                    |
| • Geology and Soil                   | • Transportation                |
| • Greenhouse Gas Emissions           | • Tribal Cultural Resources     |
| • Hazards and Hazardous Materials    | • Utilities and Service Systems |
| • Hydrology and Water Quality        | • Wildfire                      |

The DEIR addressed the short-term and long-term effects of the proposed Project on the environment. The DEIR evaluated the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were also evaluated in the DEIR.

Mitigation measures for those impacts that are determined to be potentially significant are included in the DEIR. A mitigation monitoring and report program (MMRP) has been developed as required by Section 15097 of the CEQA Guidelines.

## ADDRESSES FOR COMMENTS

<b>Mail:</b> City of Jurupa Valley Planning Department Jim Pechous, Principal Planner City of Jurupa Valley 8930 Limonite Avenue, Jurupa Valley, CA 92509 Telephone: 951-332-6464  <b>Email:</b> <a href="mailto:jpechous@jurupavalley.org">jpechous@jurupavalley.org</a>	<b>Hand Delivery:</b> Same as mail address directly above, between 9 a.m. and 5 p.m., Monday through Friday, except Federal holidays.
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## CONTACT INFORMATION

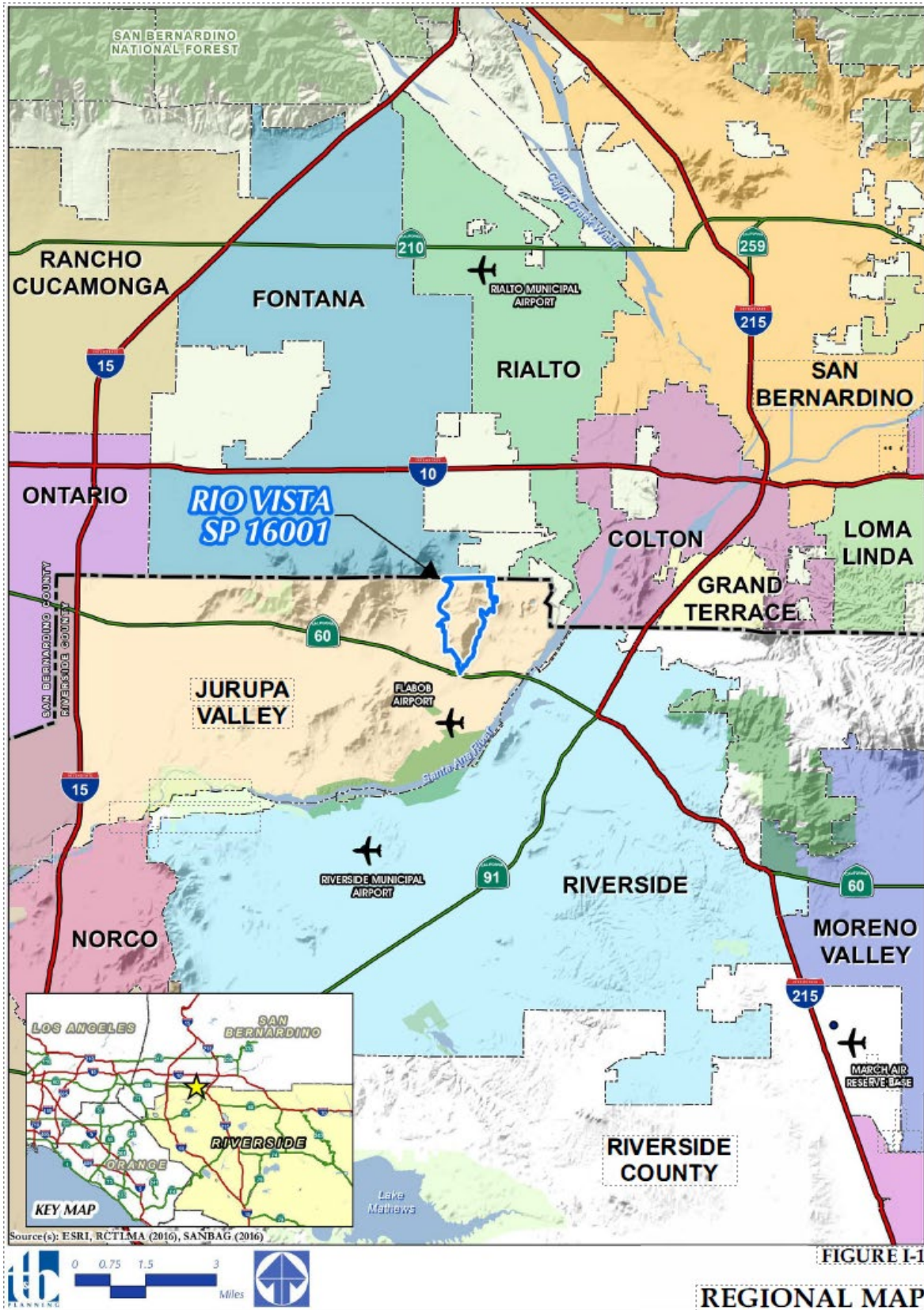
If you have questions regarding this notice, please reach out to the point of contact below, in writing or via email:

Jim Pechous, Principal Planner  
City of Jurupa Valley Planning Department  
8930 Limonite Avenue, Jurupa Valley, CA 92509  
Telephone: 951-332-6464  
Email: [jpechous@jurupavalley.org](mailto:jpechous@jurupavalley.org)

Spanish speakers contact:

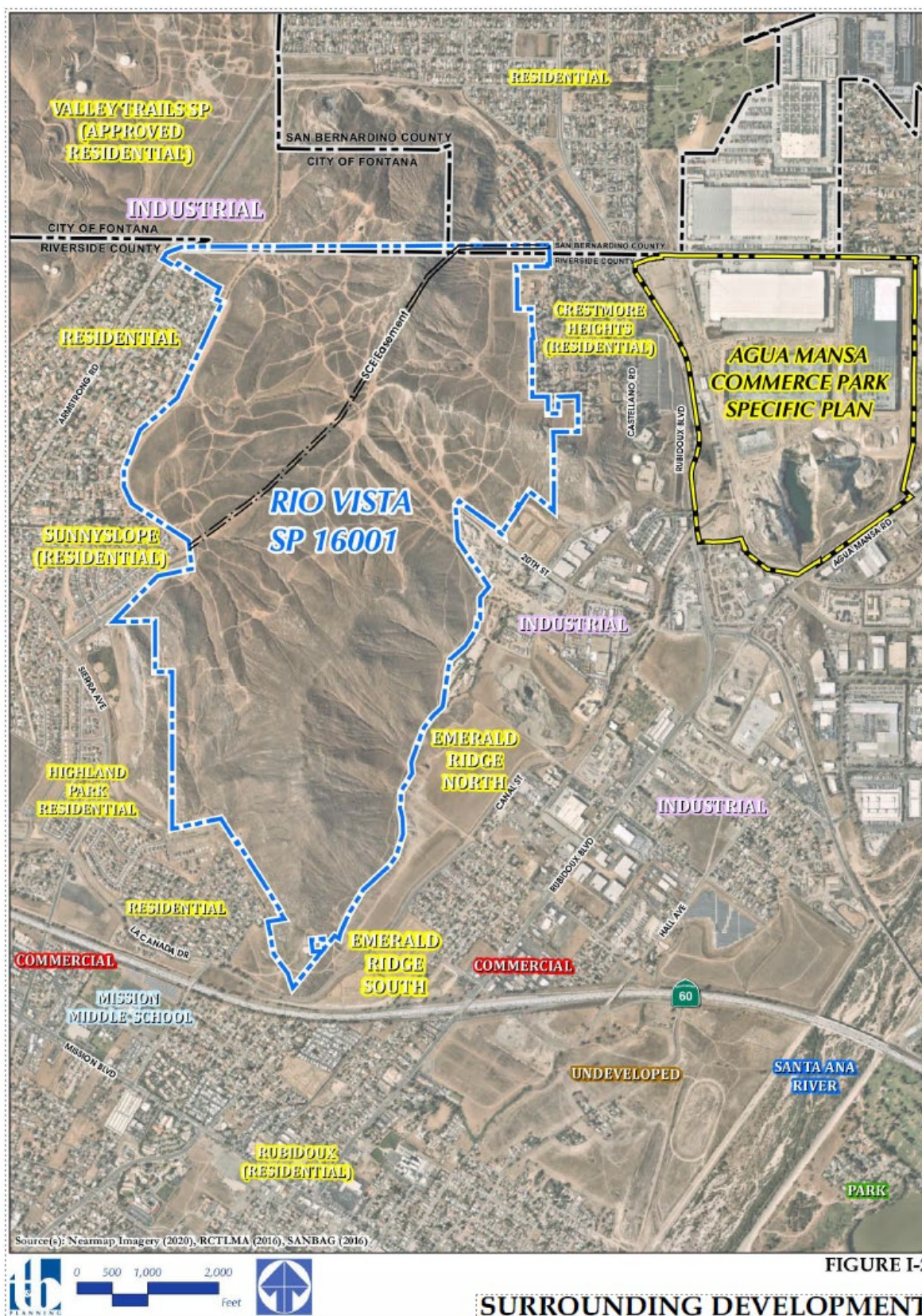
Miguel Del Rio, Associate Planner  
City of Jurupa Valley Planning Department  
8930 Limonite Avenue, Jurupa Valley, CA 92509  
Telephone: 951-332-6464  
Email: [mdelrio@jurupavalley.org](mailto:mdelrio@jurupavalley.org)

Exhibit 1:Regional Location Map



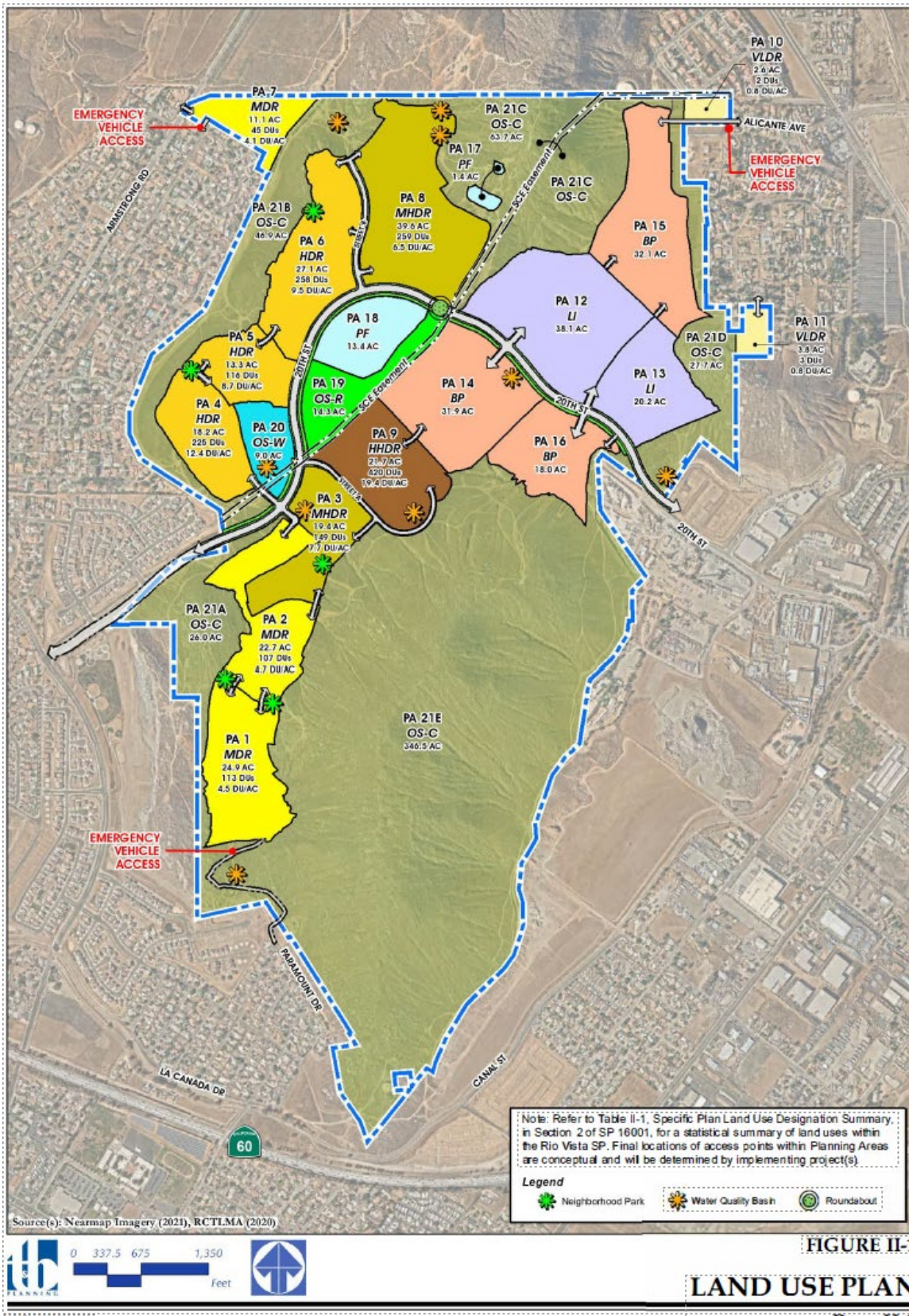


## Exhibit 2: Local Vicinity Map





### Exhibit 3: Land Use Map





## Exhibit 4: Conceptual Phasing Plan

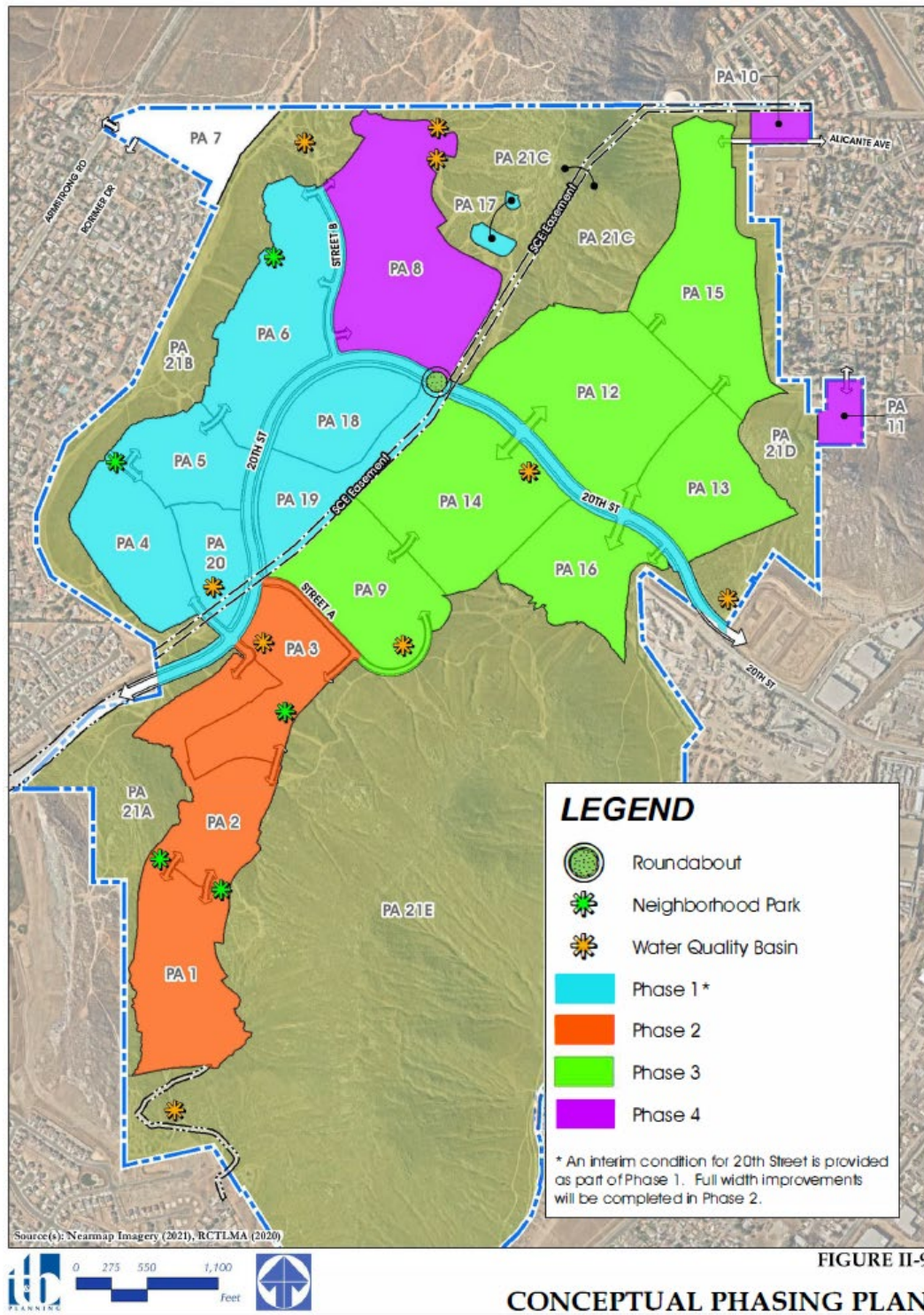


FIGURE II-9