City of Jurupa Valley

NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
PROPOSED DISTRICT AT JURUPA VALLEY SPECIFIC PLAN

State Clearinghouse Number 2022040044

DATE: June 16, 2023

TO: Responsible Agencies, Organizations, and Interested Parties

PROJECT TITLE: The District at Jurupa Valley Specific Plan

CASE NO: MA21269/Specific Plan No. SP21001 – The District at Jurupa Valley 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: https://www.jurupavalley.org/DocumentCenter/Index/68. The DEIR is in the folder labeled "MA21269-The District at Jurupa Valley". 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 **June 16, 2023,** and closes at 5:00 p.m. on **July 31, 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 **July 31, 2023**, using one of the methods in the **ADDRESSES** section of this Notice of Availability.

PROJECT LOCATION

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by unincorporated County of San Bernardino and the City of Fontana to the north, the City of Riverside to the east and south, and the City of Eastvale to the west. The Project site is approximately 248 acres of predominately vacant land located in the eastern portion of the City of Jurupa Valley, near the Santa Ana River and State Route 60 (SR-60), in the County of

Riverside (the "Project site"). (See attached **Exhibit 1**, Regional Location Map and **Exhibit 2**, Local Vicinity Map).

The Project site is generally bordered by SR-60 to the north, the Santa Ana River to the east, 34th Street to the south, and Rubidoux Boulevard to the west. Internal to the Site is Wallace Street where it crosses 34th Street to the south and continues northeast to northwest, intersecting with Hall Avenue near the northern site boundary. Hall Avenue is also located within the Specific Plan area between Frontage Road to the west and Wallace Street to the east; Hall Avenue continues north over SR-60.

The Specific Plan area includes the following 94 Assessor's Parcel Numbers (APNs): 178-252-003 and 178-252-004, 178-261-001 and 178-261-002; 178-262-001 through -008; 178-290-005; 178-290-009; 178-300-001 through -008; 178-310-001 and 178-310-002; 178-310-004 though -009; 178-310-011 through -015; 178-310-023 through -026; 178-310-028; 178-310-031 through -033; 178-310-041; 178-310-042; 178-310-044; 178-310-046; 178-310-051; 179-130-003 and 179-130-004; 179-130-006 through -008; 179-170-001; 179-170-003 and 179-170-004; 179-170-005; 179-170-007 and 179-170-008; 179-170-016; 179-170-018; 179-170-020; 179-230-010; 179-270-001; 179-270-011 through 179-270-018; 179-270-024; 179-270-028; 179-270-033 and 179-270-034; 179-310-001; 179-310-004; 179-310-005; 179-340-001; 179-340-002; 179-340-005; 178-310-017; 178-310-043; 178-310-045; 179-170-015; 178-310-040; 178-310-018; 178-310-047; 178-310-049; 178-310-030; 178-310-003; 178-310-039 and 178-310-034 (See attached **Exhibit 3**).

PROJECT DESCRIPTION

The proposed Project consists of a new Specific Plan (The District at Jurupa Valley Specific Plan) ("Specific Plan") that would replace the Emerald Meadows Ranch Specific Plan (SP-337) and EIR (SCH 2004031007) that was approved by Riverside County in 2005, prior to the City's incorporation.

The new Specific Plan would permit development of up to 1,192 new residential units; approximately 3 million square feet of commercial and industrial land uses (including warehouse and logistic uses as permitted by the Agua Mansa Warehouse and Distribution Overlay Zone proposed to be applied to a portion of the Project site); a hotel with conference and hospitality area; and approximately 11 acres of parks and open space (the "Project"). The proposed Specific Plan includes the following land use components as shown in **Table 1** below and depicted in **Exhibit 4** attached.

Table 1
Specific Plan Land Use Summary

Land Use	Gross Acreage	Non- Residential Square Feet (SF)	Hotel Rooms	Dwelling Unit
COMMERCIAL				
Neighborhood	20.4	160,000	---	---
Retail	70.3	1,200,000	---	---
Existing Non-Conforming	1.1		---	---
Tourist	5.9	112,500	160	---
Commercial Sub-Total	**97.7**	**1,472,500**	**160**	**---**
RESIDENTIAL				
High Density Residential 25+ du/acre	42.0	---	---	1,196
Residential Sub-Total	**42.0**	**---**	**---**	**1,196**

Land Use	Gross Acreage	Non- Residential Square Feet (SF)	Hotel Rooms	Dwelling Unit
BUSINESS PARK				
Business Park	6.8	30,000	---	---
Existing Non-Conforming	1.0		---	---
Business Park Sub-Total	**7.8**	**30,000**	**---**	**---**
INDUSTRIAL/LOGISTICS				
Industrial	67.3	1,500,000	---	---
Industrial Sub-total	**67.3**	**1,500,000**	**---**	**---**
OPEN SPACE				
Open Space	11.1	---	---	---
Open Space Sub-Total	**11.1**	**---**	**---**	**---**
PUBLIC IMPROVEMENTS				
Public Streets	15.8	---	---	---
Public Parkway	-	---	---	---
Public Facility	6.6	---	---	---
Public Imp Sub-Total	**22.4**	**---**	**---**	**---**
TOTALS	**248.3 acres**	**3,002,500 SF**	**160 Rooms**	**1,196 Units**

Source: City of Jurupa Valley, 2023

Residential. The residential area of the Specific Plan would consist of 1,192 new dwelling units including both multi-family and single-family unit types, and assumed 4 existing units, on 42 acres. The residential uses would be clustered in the southeast portion of the Project site adjacent to existing residential uses and away from the adjacent freeway. The Specific Plan would include requirements for community amenities (i.e., pools, children play area, social gathering spots, etc.) for the residents, and traffic calming devices designed to divert truck traffic away from the proposed residential neighborhoods as well as existing residential neighborhoods in the vicinity of the Project site.

Commercial. The commercial area of the Specific Plan would include Commercial Neighborhood, Commercial Retail, and Commercial Tourist land uses. The Commercial Retail area would include an integrated-use overlay. The Commercial Neighborhood would include a neighborhood shopping center to serve the local area with a grocery store, restaurants, retail stores, and community services. The Commercial Retail area would be designated for larger big-box retailers to serve regional consumers that may include furniture and product showrooms with on-site assembly and inventory storage. The Commercial Retail - Integrated Use overlay would allow for businesses to combine their various business operations at one site. The Commercial Tourist area would include a hotel, exhibit/concert hall, tourist visitor center, or other hospitality and entertainment-related uses. The total commercial area would encompass approximately 98 acres.

Industrial & Business Park. The industrial area would have a maximum of 1.5 million square feet of building area with supporting parking for employees, trucks and trailers on approximately 67 acres. An approximately 30,000 square foot business park would be included on approximately 8 acres. There would be a paseo buffer between the industrial/logistics use and the residential uses to the south. Truck traffic into and out of this area would be prohibited from traveling into the proposed and existing residential areas.

Open Space. The Project would provide approximately 11 acres of both active and passive open space. The Project would have paseos and walking trails that would link the open space to the various neighborhoods including a possible link to the Santa Ana River.

Signage and Monuments. The Project would include standards for signage that could be installed within each land use area. Signage standards may include but not be limited to commercial/industrial signs (wall and monument), directional signage, entry features/monuments, and freeway-oriented signs, including Project pylon signs and billboards. The goal would be to provide a comprehensive and cohesive approach to signage throughout the Project site.

Circulation. The circulation system would be designed to minimize traffic on the adjacent neighborhood streets and provide for efficient circulation throughout the Project site and divert truck traffic away from the proposed and existing residential neighborhoods. Through the EIR process on-site and off-site improvements aimed to improve traffic flows on the adjacent local roadways and the adjoining SR-60 are evaluated. Project street improvements would include both on-site and off-site roadways as well as the vacation of certain existing roads or portions of street rights-of-way within the Project site boundaries.

Infrastructure/Utilities. The Project would be required to install sewer, water, storm drain and dry utilities throughout the site in size and capacity to meet the requirements of the development. The EIR analyzes both on-site and off-site infrastructure improvements required for the Project.

Project Phasing. The Project may be developed over several phases subject to market factors. A phasing and implementation plan would be developed through the Specific Plan and design process that would include infrastructure and amenities to support each anticipated phase. Recordation of final subdivision maps would be phased, whereby each subdivision shall demonstrate vehicular access, public facilities and infrastructure would adequately serve the intended uses.

Required Entitlements. The following entitlements are required for the proposed Project:

1. New Specific Plan (The District at Jurupa Valley Specific Plan) and repeal of the existing Emerald Meadows Specific Plan (SP-337).
2. General Plan Amendment to change the underlying land use designations to accommodate the proposed multi-use Project; and to establish the Agua Mansa Warehouse and Distribution Center Overlay Zone on a portion of the Project site.
3. Change of Zone to modify the existing Specific Plan Zone from the Emerald Meadows Ranch Specific Plan to the new District at Jurupa Valley Specific Plan
4. Development Agreement
5. Tentative Maps(s) to subdivide the Project site into several parcels with varying land uses and including street vacations.
6. Site Development Permits as required by the Specific Plan
7. Conditional Use Permits as required by the Specific Plan.

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
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation

- Geology and Soil
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- 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 and a mitigation monitoring and report program (MMRP) has been developed as required by Section 15097 of the CEQA Guidelines.

ADDRESSES FOR COMMENTS

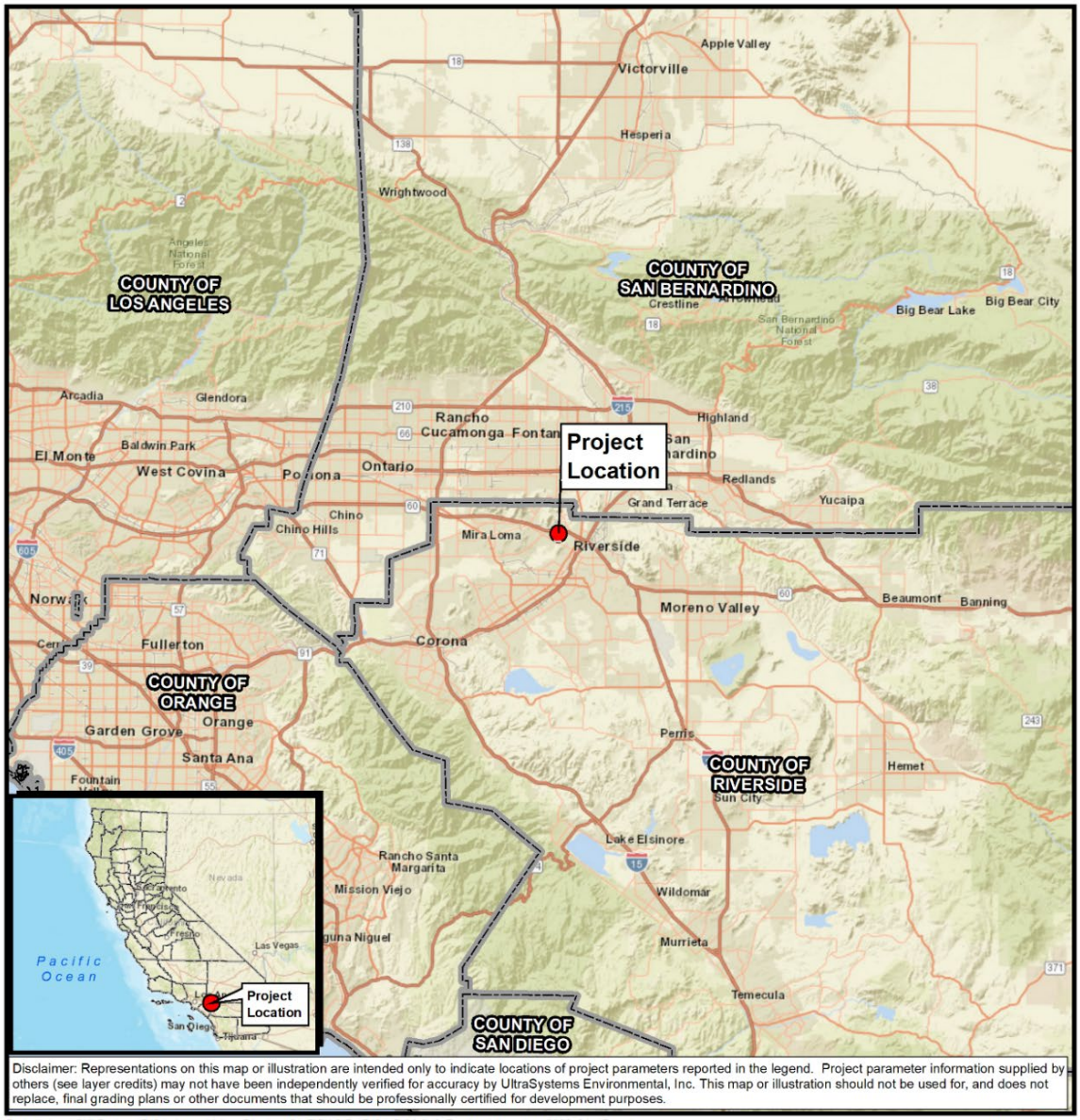
Mail:	**Hand Delivery:**
City of Jurupa Valley Planning Department Thomas Gorham, Principal Planner City of Jurupa Valley 8930 Limonite Avenue, Jurupa Valley, CA 92509 Telephone: 951-332-6464 **Email:** tgorham@jurupavalley.org	Same as mail address directly above, between 9 a.m. and 5 p.m., Monday through Friday, except Federal holidays.

CONTACT INFORMATION

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

Thomas Gorham, Principal Planner
City of Jurupa Valley Planning Department
8930 Limonite Avenue, Jurupa Valley, CA 92509
Telephone: 951-332-6464
Email**:** tgorham@jurupavalley.org

Exhibit 1:Regional Location Map



Path: \\gissvr\GIS\Projects\7124_JurupaValley_DistrictatJV_EIR\MXDs\7124_DJV_2_0_Regional_Location_2022_01_17.mxd
January 17, 2022

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; UltraSystems Environmental, Inc., 2022

Scale: 1:633,600

N

0 5 10 Miles

0 5 10 Kilometers

Legend

Project Location

County Boundary

District at Jurupa Valley

Regional Location

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Exhibit 2: Local Vicinity Map



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December 13, 2022
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; County of Riverside, 2020; UltraSystems Environmental, Inc., 2022

Scale: 1:9,000

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0 375 750 Feet

0 100 200 Meters

Legend

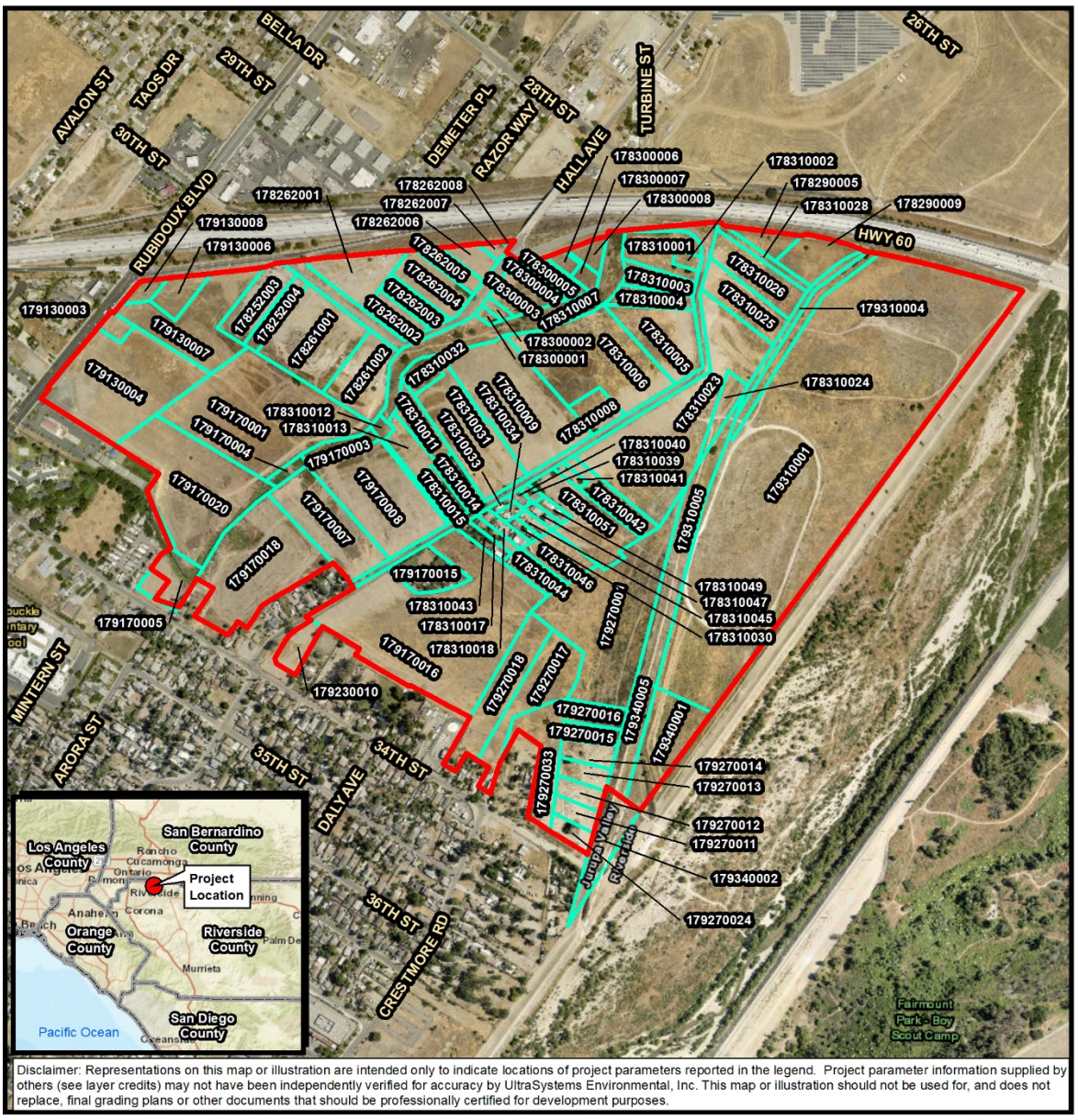
Project Boundary

District at Jurupa Valley

Local Vicinity Map

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Exhibit 3: Parcel Map



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

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December 14, 2022

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Scale: 1:9,000

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Legend

Project Boundary

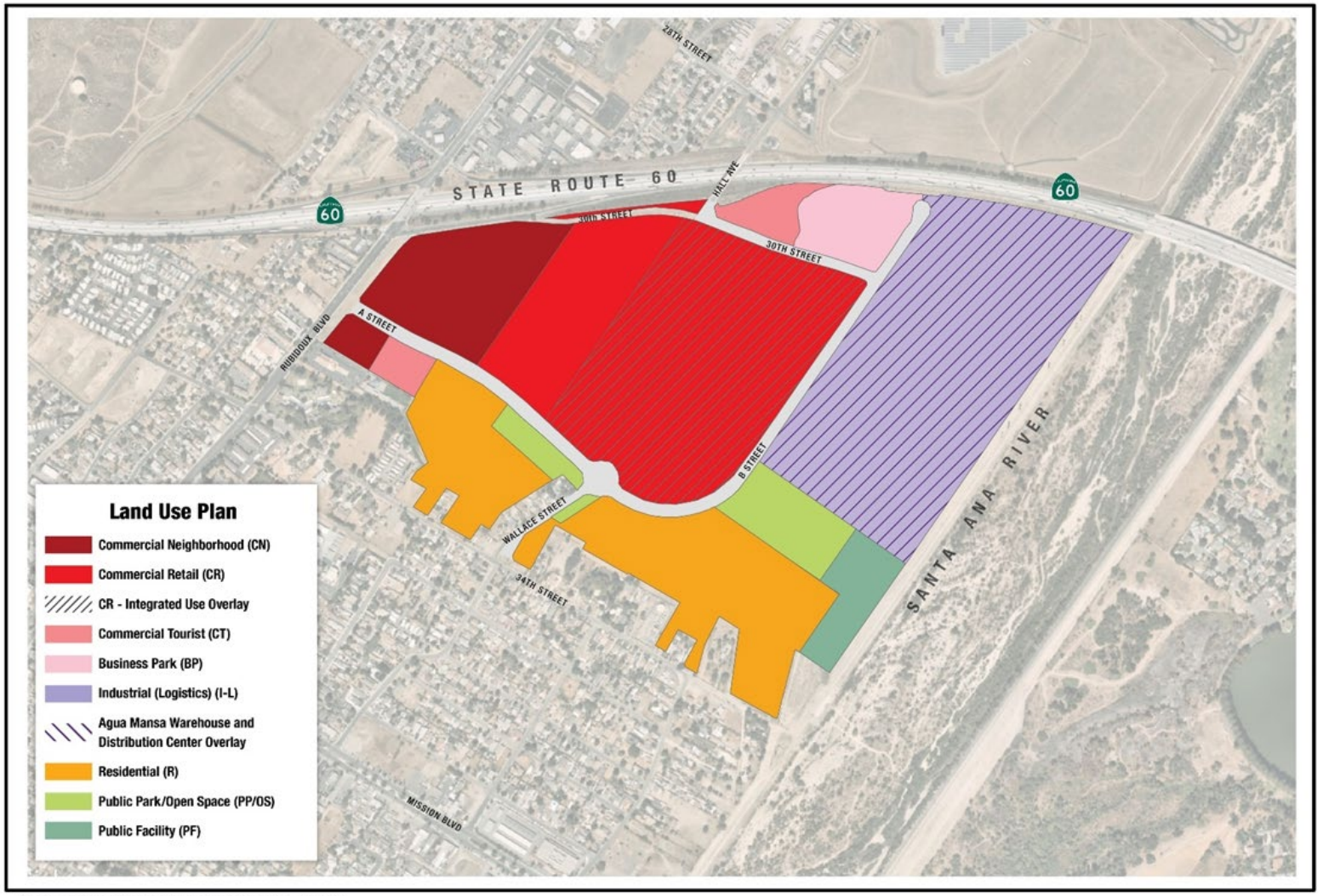
Project Parcel

District at Jurupa Valley

Parcel Map

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Exhibit 4: Conceptual Land Use Plan



Source: City of Jurupa Valley, May 31, 2023.

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District at Jurupa Valley
Land Use Plan