APPENDIX A1

Notice of Preparation – Filing with the County Clerk

State of California - Department of Fish and Wildlife

2022 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-127653

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF JURUPA VALLEY		03/31/2022

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202200290

PROJECT TITLE

THE DISTRICT AT JURUPA VALLEY

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JENNIFER BROOKS		(951) 332-6464

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
CITY OF JURUPA VALLEY PLANNING	JURUPA VALLEY	CA	92509

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,539.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,548.00	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,203.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☐ County documentary handling fee		$ $0.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X V. Sandoval	Deputy

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012022)

City of Jurupa Valley

NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
PROPOSED DISTRICT AT JURUPA VALLEY SPECIFIC PLAN

DATE: March 31, 2022

TO: Responsible Agencies
Organizations
Interested Parties

PROJECT TITLE/CASE NO.: Project Title: The District at Jurupa Valley

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 will be preparing a Draft Environmental Impact Report (Draft EIR) for the proposed project identified below. We are requesting your comments on the scope and content of the Draft EIR.

PURPOSE OF THE NOTICE OF PREPARATION

The purpose of this notice is to: (1) serve as the Notice of Preparation to the Governor's Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the proposed project, and Trustee Agencies responsible for natural resources affected by the proposed project, pursuant to CEQA Guidelines Section 15082; and (2) advise and solicit comments and suggestions regarding the scope and content of the Draft EIR to be prepared for the proposed project, and (3) to provide notice of the public scoping meeting.

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 244 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 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 are Wallace Street where it crosses 34th Street to the south and continues northeast to northwest and intersects with Hall Avenue near the northern site boundary. Hall Avenue is 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.

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202200290
03/31/2022 02:09 PM Fee: $ 0.00
Page 1 of 9
Removed: By: , Deputy

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 Exhibit 3).

PROJECT DESCRIPTION

The proposed project consists of a new specific plan (The District at Jurupa Valley 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 residential units; 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 7 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.

Table 1: Specific Plan Land Use Summary

Land Use	Acreage (Approximate[1])	Square Feet	Rooms	Units	Project Phase
Residential	**48**	---	---	**1,196**	
Multi-Family				298	Phase 1
Multifamily and Single Family				894	Phase 2
Existing Units				4	N/A
Commercial	**88**	**1,482,500**	**160**	---	
Shopping Center		200,000			Phase 1
Fast Food		12,500			Phase 1
Furniture Store/Warehouse		1,000,000			Phase 1
Hotel[2]		110,000	160		Phase 2
Discount Store		120,000			Phase 2
Supermarket		40,000			Phase 2
Business Park	**6**	**30,000**	---	---	**Phase 1**
Industrial	**71**	**1,500,000**	---	---	**Phase 1**
Open Space[3]	**7**	---	---	---	**Phase 1&2**
Public Improvements roads, stormwater basins	**24**	---	---	---	**Phase 1&2**
TOTAL	**244**	**3,012,500**	**160**	**1,196**	

Notes:

1. Acreage is approximate and will be confirmed through review of the Tentative Tract Map.
2. Assumed 110,000 SF Hotel. Ultimate square feet will vary depending on rooms and brand. Traffic evaluation is based on quantity of rooms.
3. Open Space 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.

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. 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 a neighborhood shopping center to serve the local area including a grocery store, restaurants, retail stores, and community services. There would also be an area designated for larger big-box retailers to serve regional consumers that may include furniture and product showrooms with on-site assembly and inventory storage. A tourist commercial component would include a hotel, and a conference and tourist facility. An electric vehicle charging center would be also studied. The total retail area would encompass approximately 88 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 71 acres. An approximately 30,000 square foot business park would be included on approximately 6 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 for approximately 7 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 is 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 would be 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 would analyze 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 EIR that will be prepared for the proposed project is a full-scope EIR, including each of the CEQA Guidelines Appendix G topical issue areas listed below.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing

- Cultural Resources
- Energy
- Geology and Soil
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will address the short-term and long-term effects of the proposed Project on the environment. The EIR will also evaluate the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated in the EIR. Mitigation measures will be proposed for those impacts that are determined to be potentially significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines.

LEAD AGENCY
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

PROJECT APPLICANT
Jennifer Brooks
Project Manager
DO Capital Partners
484 S. San Vicente Blvd.
Los Angeles, CA 90048

The environmental determination in this Notice of Preparation is subject to a 30-day public review period pursuant to California Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the environmental issues that have the potential to be affected by the proposed project and that should be addressed in the EIR. Relevant information should be submitted to this office as soon as possible, but no later than thirty (30) days after receiving this notice beginning **March 31, 2022** and ending the close of business on **April 29, 2022.** All comments must be submitted in writing to Thomas Gorham, Principal Planner at 8930 Limonite Avenue, Jurupa Valley, CA 92509 or by email at tgorham@jurupavalley.org.

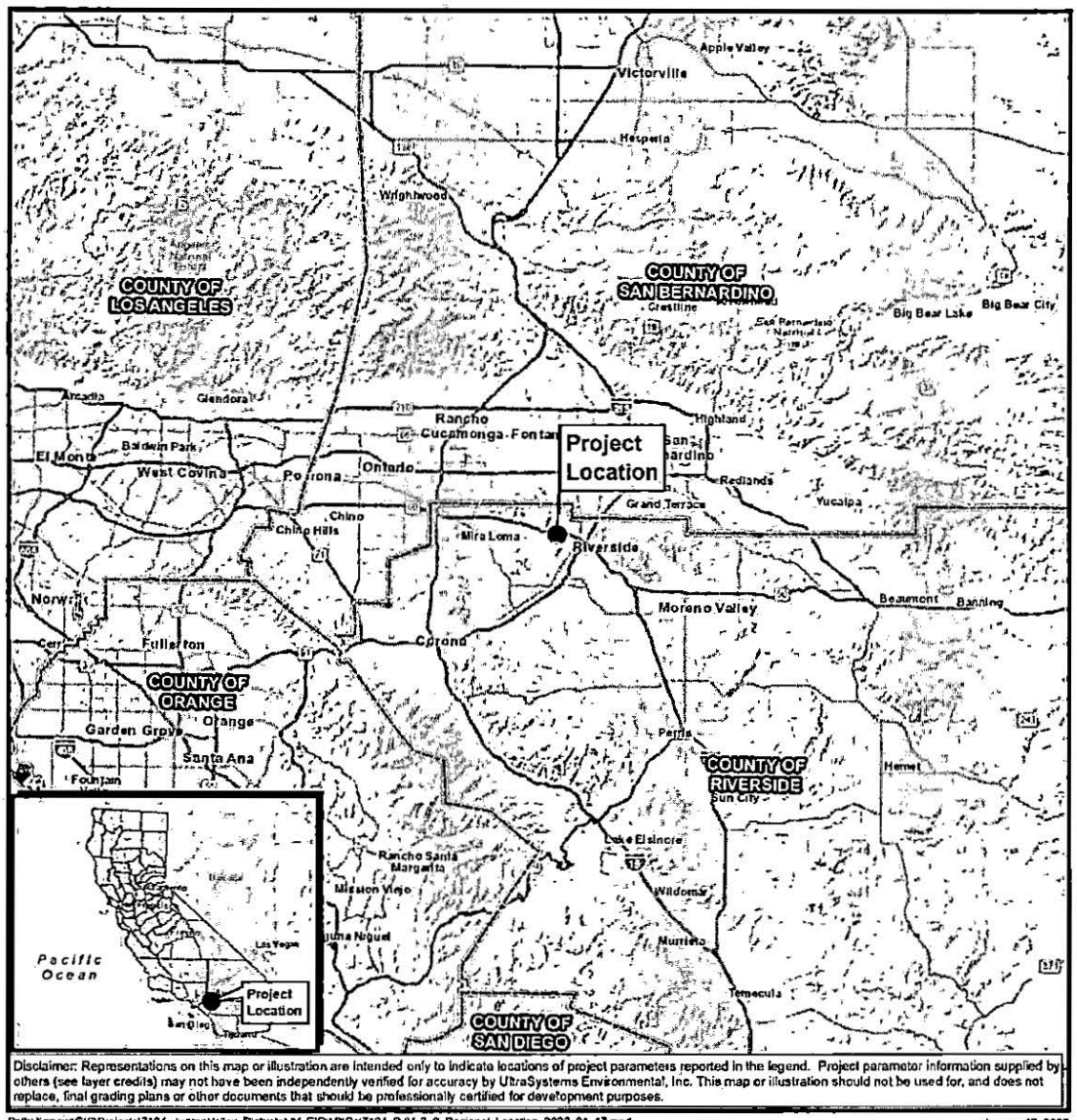
PUBLIC SCOPING MEETING
A public scoping meeting will be held on **April 20, 2022 at 2:00 PM** located at City of Jurupa Valley, City Council Chamber, 8930 Limonite Avenue, Jurupa Valley, CA 92509. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process. If you have any questions please contact Thomas Gorham, Principal Planner at 951-332-6464 or by email at tgorham@jurupavalley.org.

Sincerely,

City of Jurupa Valley

Thomas Gorham, Principal Planner
City of Jurupa Valley

Exhibit 1:Regional Location 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.

Path: Y:\gis\vn\GIS\Projects\7124_JurupaValley_DistrictatJV_EIR\MXDs\7124_DJV_2_0_Regional_Location_2022_01_17.mxd
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

January 17, 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

UltraSystems

Exhibit 2: Local Vicinity 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.

Path: \\grssvr\GIS\Projects\7124_JurupaValley_DistrictatJV_EIR\MXDs\7124_DJV_3_0_Project_Location_2022_03_30.mxd March 30, 2022

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, 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; County of Riverside, 2020; UltraSystems Environmental, Inc., 2022

Scale: 1:9,000

N

0 375 750 Feet

0 100 200 Meters

Legend

Project Boundary

District at Jurupa Valley

Local Vicinity Map

UltraSystems

Exhibit 3: Parcel Map



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March 30, 2022

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, 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; County of Riverside, 2020; UltraSystems Environmental, Inc., 2022

Scale: 1:9,000

N

0 375 750 Feet

0 100 200 Meters

Legend

Project Boundary

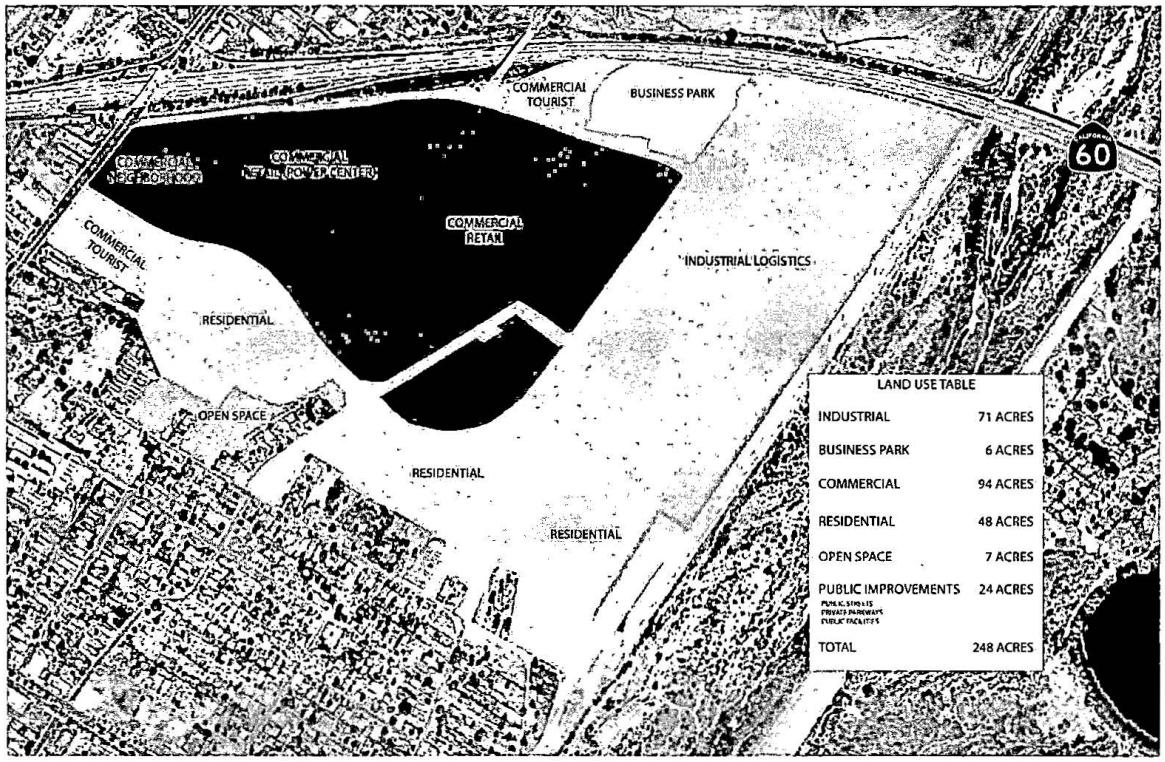
Project Parcel

District at Jurupa Valley

Parcel Map

UltraSystems

Exhibit 4: Conceptual Land Use Plan



Disclaimer: Illustration provided by Kimley Horn and AO, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Sources: Kimley Horn and AO, March 10, 2022.

UltraSystems

District at Jurupa Valley

Conceptual Land Use Plan