

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024090808

Project Title: Wineville Property Development Project

Lead Agency: City of Jurupa Valley

Contact Name: Reynaldo Aquino

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Project Location: Jurupa Valley Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to develop a multiple use project consisting of both residential and commercial uses. The proposed Project includes a total of 232 residential units and 24,000 SF of commercial/retail space within the approximately 33-acre site.

The residential portion of the Project would develop approximately 29 of the site's acres for a density of 8 dwelling units per acre (du/acre). The residential units will be a mix of 57 single-family detached homes, with lots averaging 5,000 square feet, located on the north side of 63rd Street. On the western portion of the residential area will be 102 rowtown units designed as 3 and 4 plex units on lots averaging 5,000 square feet. On the eastern portion of the residential area will be 73 cluster units (these units are grouped around larger open space lots in return for approval of smaller individual lots) on lots averaging 5,000 square feet.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental issues were identified as having potentially significant impacts: Biological Resources, Cultural Resources, Geological (Paleontological) Resources, Greenhouse Gas Emissions, Hazardous Materials, and Tribal Cultural Resources.

Mitigation measures proposed for impacts related to Biological Resources, Cultural Resources, Geological (Paleontological) Resources, Hazardous Materials, and Tribal Cultural Resources would reduce all impacts to a less than significant level. Mitigation measures proposed for impacts related to Greenhouse Gas Emissions would reduce impacts to the degree feasible, but would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by the public during the NOP comment period and subsequent Scoping Meeting included project impacts on Native American tribal resources and biological resources

Each of these issues has been analyzed and addressed in the DEIR.

Provide a list of the responsible or trustee agencies for the project.

Riverside County Flood Control and Water Conservation District (RCFWCD)
Santa Ana Regional Water Quality Control Board (RWQCB)
South Coast Air Quality Management District (SCAQMD)
California Department of Fish and Wildlife (CDFW)
Jurupa Area Recreation and Parks District (JARPD)
Native American Heritage Commission (NAHC)