
NOTICE OF AVAILABILITY



DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

State Clearinghouse Number: 2024090808

DATE: June 26, 2025

TO: Responsible Agencies, Organizations, and Interested Parties

PROJECT TITLE: Wineville Property Development Project

CASE NO: MA22248

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, appendices, and related documents are in the folder labeled “MA22248-Wineville Property Development Project”. 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 30, 2025, and closes at 5:00 p.m. on August 13, 2025**. 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 **August 13, 2025**, 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 the City of Fontana and County of San Bernardino to the north, the City of Riverside and the City of Norco to the south, the City of Eastvale to the west, and the City of Riverside and County of San Bernardino to the east.

The Project site area is approximately 33 acres and is located at the southeast intersection of Limonite Avenue and Wineville Avenue within the City of Jurupa Valley and County of Riverside, California. The site is bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63rd Street to the south, and a commercial self-storage center to the east. The Project site includes portions of Assessor’s Parcel Numbers (APNs): 157-250-011 and 157-250-013. APN 157-250-012 is Day Creek Channel and not part of the Proposed Project.

PROJECT DESCRIPTION

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.

Infrastructure/Utilities.

Street Improvements and Access

Internal Streets and Access

The Project site is currently vacant. The Project is proposing to develop improvements including access points, internal streets, pedestrian sidewalks and trails, including for equestrian and bicycle use.

The design of Project streets and access points will be based on City Code, which sets the standard for such design. The proposed streets and driveways will be designed in accordance with all applicable design and safety standards required by adopted fire codes, safety codes, and building codes.

The Project is proposing a network of pedestrian and equestrian trails. The pedestrian sidewalks and trails will run the perimeter of the Project site as well as the interior. The equestrian trails will run along the south side of 63rd Street and Wineville Avenue and include an equestrian/pedestrian bridge over the Dry Creek Channel with connections to the existing equestrian trail on Limonite Avenue, Wineville Avenue, and Lucretia Avenue. Additionally, 2 bus turnouts will be included in the improvements along Limonite Avenue.

The Project is proposing Class I and Class II bike trails on Limonite and Wineville Avenues with bike racks to be installed in the commercial area.

Offsite Improvements - Adjacent Streets and Access

The Project will include the following improvements to Wineville Avenue, Limonite Avenue, 63rd Street, and Lucretia Avenue, which will be enforced through conditions of approval:

Wineville Avenue: Wineville Avenue is a north-south oriented roadway located at the western Project boundary.

- i) Dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 59-foot right-of-way easterly from the centerline.
- ii) Construct roadway (AC pavement, curb gutter, Class II bike lane), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this Project and joining to the curb and gutter.
- iii) Construct curb and gutter per the approved lane alignment study through the intersection with Wineville Avenue.
- iv) Construct improvements for full three-way intersection with 63rd Street including curb returns at the northeast and southeast corners joining to the existing multi-purpose trail to the south.
- v) Relinquish abutter's right of access along the Project frontage except at approved access locations, as shown on the referenced exhibits.

Limonite Avenue: Limonite Avenue is an east-west oriented roadway located at the northern Project boundary.

- i) The Applicant shall dedicate half-width right-of-way for public street and utility purposes for Limonite Avenue on the Final Map to provide 76-foot right-of-way southerly from centerline.
- ii) Ultimate lane configuration of Limonite Avenue and the intersection of Limonite Avenue and Wineville Avenue shall be per the approved Lane Configuration Exhibit prepared by Madole & Associates, Inc. and dated January 2024. Modifications to the intersection of Wineville

Avenue and Limonite Avenue will require striping modifications on the west side of the intersection to ensure the lanes are aligned. Final design shall be reviewed and approved by the City Engineer.

- iii) Construct roadway (AC pavement, curb gutter, raised median with landscaping), 21-foot-wide parkway to include sidewalk, multi-purpose trail, streetlights, and landscaping for frontage of this project and joining to the curb and gutter per plans and the existing improvements at the Dollar Self Storage facility (11110 Limonite Avenue).
- iv) Design and modify traffic signal at Limonite Avenue with Lucretia Avenue and with Wineville Avenue.
- v) Relinquish abutter's right of access along the Project frontage except at approved access locations on TTM38541.

63rd Street: 63rd Street is an east-west unimproved road along the Project southern boundary.

- i) On 63rd Street from Lucretia Avenue to eastern end of the Project, the Applicant shall dedicate 30 feet right-of-way north of existing centerline and construct street improvements including curb and gutter at 20 feet of asphalt pavement north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14 foot parkway with 10 foot multi-purpose trail and landscaping.
- ii) On 63rd Street, from Lucretia Avenue to approximately 200 westerly, 63rd Street shall be shown as a cul-de-sac per Standard No. 800A. The Applicant shall dedicate necessary right-of-way and construct full street improvements including curb and gutter, 6-foot sidewalk and landscaping to north right-of-way line and fully reconstructed pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping.
- iii) On 63rd Street from Dana Avenue to Wineville Avenue, Applicant shall dedicate half-width right-of-way for public street and utility purposes on the Final Map to provide 30-foot right-of-way northerly from the centerline. Applicant shall construct street improvements including curb and gutter at 20 feet north of centerline, 6-foot sidewalk, 4-foot landscaping and fully reconstructed AC pavement to 12-feet south of centerline plus 14-foot parkway with 10-foot multi-purpose trail and landscaping.
- iv) On 63rd Street at Dana Avenue, Applicant shall dedicate necessary right-of-way and construct knuckle per modified Standard No. 801.
- v) On 63rd Street extension crossing Day Creek Channel, west of 63rd Street cul-de-sac, right-of-way shall extend to Day Creek Channel for purposes of a community trail. Required dedication and improvements shall be per the referenced exhibit(s) including the construction of a pedestrian/equestrian bridge crossing Day Creek Channel.
- vi) On 63rd Street extension crossing Day Creek Channel, west of Day Creek Channel right-of-way shall extend to Dana Avenue for purposes of a community trail. Required dedication and improvements.
- vii) Streetlights shall only be installed on the north side of 63rd Street.
- viii) Parking will not be permitted on the south side of 63rd Street.

Lucretia Avenue: Lucretia Avenue is a north-south road unimproved roadway that bisects the site to the east of the Day Creek Channel.

- i) From Limonite Avenue to 63rd Street the Applicant shall dedicate 74 feet right-of-way and construct street improvements including curb and gutter at 29 feet each side of the centerline, 5-foot sidewalk, a multi-purpose trail, and a landscaped parkway.

Water and Sewer Improvements

Water Service

Water service will be provided by Jurupa Community Services District (JCSD). The Project will connect to the existing water service available as a 24-inch line in Limonite Avenue, 12-inch line in Wineville Avenue, and 12-inch line in 63rd Street. The Project proposes installation of new water line in 63rd Street to replace the existing water service line.

Sewer Service

Sewer service will be provided by Jurupa Community Services District (JCSD). The Project will connect to the existing sewer service available as 15-inch and 12-inch lines in Limonite Avenue and 18-inch line in 63rd Street.

Storm Drainage Improvements

In the proposed Project, the site will maintain three drainage areas, one to the east of the existing Day Creek Channel Subarea A, and two to the west, Subareas B & C. Storm water will sheet flow and gutter flow to curb openings and drop inlets throughout the site. The underground storm drain system will route flows to underground infiltration systems in each drainage area, which will retain a volume based on the 100-year flow rates. Flows exceeding the onsite retention volume will be diverted to the existing Day Creek Channel for drainage subareas A and B and to Lateral J-6 located in Wineville Avenue for drainage subarea C. The use of the proposed storm drain system and infiltration basins reduces the potential for stormwater to erode topsoil downstream.

Dry Utilities

Electricity

Southern California Edison (SCE) provides electricity to the Project site. Overhead electric distribution lines are present within the right-of-way along Limonite Avenue, Wineville Avenue, and 63rd Street.

Natural Gas

SoCalGas provides natural gas to the Project site. The nearest SCGC high-pressure distribution line to the Project site is available as a 4-inch line in Limonite Avenue.

Telecommunications

Telecommunication facilities include a fixed, mobile, or transportable structure, including all installed electrical and electronic wiring, cabling, and equipment; all supporting structures, such as utility, ground network, and electrical supporting structures; and a transmission pathway and associated equipment to provide cable TV, internet, telephone, and wireless telephone services to the Project site. The existing telecommunications services in the vicinity of the Project site are supplied by AT&T Distribution and Spectrum.

Required Entitlements.

General Plan Amendment No. 22006 to change the land use designation on the western side of parcel APN 157-250-011 from CR (Commercial Retail) to MHDR (Medium High Density Residential).

Change of Zone No. 22006 to change the current Planned Unit Development (PUD) to reflect the changes proposed by the Project. Changes include moving commercial uses exclusively to 4-acres on the west side of parcel APN 157-250-013, and changes to reflect the residential uses for parcels APN 157-250-011 and 157-250-013 is required as to reflect the changes to the existing PUD-1.

Tentative Tract Map No. 38541 to subdivide approximately 33 acres into 24,000 square feet of commercial/retail space and 232 residential lots with a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units.

Site Development Permit No. 22072 proposing changes in land use and new construction.

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. An Initial Study was not prepared for the Project 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
- Geology and Soil
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- 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 Initial Study. Additionally, a mitigation monitoring and report program (MMRP) has been developed as required by Section 15097 of the CEQA Guidelines.

ADDRESSES FOR COMMENTS

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