

THE CITY OF JURUPA VALLEY

NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT (EIR)  
IN COMPLIANCE WITH SECTION 21158 OF CEQA STATUTE AND  
SECTIONS 15082 OF THE CEQA GUIDELINES

The City of Jurupa Valley (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Wineville Property Development Project (proposed Project), described below. The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information presented in the EIR.

**Case Number:** Master Application No. 22248 ( General Plan Amendment No. 22006, Change of Zone No. 22006, and Site Development Permit No. 22072). **Applicant:** Diversified Development Group, LLC **Location:** The Project site is approximately 33 acres and is located at Southeast of the intersection of Limonite Avenue and Wineville Avenue (bordered by Limonite Avenue to the north, Wineville Avenue to the west, 63<sup>rd</sup> Street to the south, and a commercial self-storage center to the east). The Project site is also identified as Riverside County Assessor’s Parcel No. 157-250-011 and -013. **Project Description:** The Project proposes a General Plan Amendment (GPA) 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), a Change of Zone (CZ) from Planned Unit Development (PUD) to General Commercial (C-1/C-P) for 4-acres on the west side of parcel APN 157-250-013, Change of Zone (CZ) from Planned Unit Development (PUD-1) to Planned Unit Development (PUD) for parcels APN 157-250-011 and 157-250-013, Tentative Tract Map (TTM), and a Site Development Permit (SDP).

Project proposed is for a total of 232 residential units and 24,000 SF of commercial/retail space within 33 acres. The residential units will be a mix of 57 single family detached homes, 102 rowtown units, and 73 cluster units. Some of the amenities will consist of dog park, rentable garden space, tot lots, community pool, open space public parks, and multipurpose trails. Additionally, the proposed Project involves the construction of site improvements such as landscaping, parking, and infrastructure facilities.

NOP PUBLIC COMMENT PERIOD:	START DATE: September 20, 2024 END DATE: October 19, 2024
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Copies of the NOP are available for public review and inspection during the City’s normal working hours (Monday – Friday, 8:00 a.m. to 5:00 p.m., excluding City holidays) at the Community Development Department located in City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509. The NOP is also available in electronic format on the City’s website: <https://www.jurupavalley.org/DocumentCenter/Index/68>.

Please submit all written comments on the NOP to the contact person listed below no later than 5:00 p.m. on October 19, 2024.

**Mailing address:**  
City of Jurupa Valley – Community  
Development Department  
Attn: Reynaldo Aquino, Senior Planner  
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# PROJECT LOCATION

