

**THE CITY OF JURUPA VALLEY**  
**NOTICE OF PREPARATION OF A**  
**DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE**  
**PROPOSED RIO VISTA SPECIFIC PLAN**

**DATE:** November 26, 2021

**TO:** Responsible Agencies  
Organizations  
Interested Parties

**PROJECT CASE NO./TITLE:** Project Title: MA16045 Rio Vista Specific Plan

**Specific Plan No.** SP16001

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.

The following proposed entitlements are being sought for the proposed project:

1. New Specific Plan to replace the existing Rio Vista Specific Plan
2. General Plan Amendment
3. Change of Zone, to allow for adoption of a Zoning Ordinance for the proposed project and to modify the zone from SP No. 243 to a new SP Zone
4. Development Agreement
5. Annexation to water and sewer districts
6. United States Army Corps of Engineers Section 404 Permit
7. Regional Water Quality Control Board Section 401 Permit
8. California Department of Fish and Wildlife Section 1602 Permit

## **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 the County of San Bernardino to the north, the City of Norco to the south, the City of Eastvale to the west, and the City of Riverside and the County of San Bernardino to the east. The proposed project is located north of California State Route (SR) 60 between Armstrong Road and Rubidoux Boulevard in Jurupa Valley, California. The proposed project is located within the Rio Vista Specific Plan Area. The site is vacant, undeveloped, and comprises approximately 917.3 acres. Access to the site is available from SR-60 (See Exhibit 1, Regional Location Map and Exhibit 2, Local Vicinity Map). The project site includes the following 17 Assessor's Parcel Numbers (APNs): 175-080-010 and -021, 175-090-001, -002, -003, -004, and -005, 175-100-003, -005, and -006, 175-150-002, 175-160-001 and -005, 177-030-012 and -0014, and 177-040-002 and -008 (see Exhibit 3).

## **PROJECT DESCRIPTION**

The proposed project consists of a new Specific Plan to replace the existing Rio Vista Specific Plan, initially approved by Riverside County in 1992. The following Project Description outlines the major elements of the Specific Plan.

A Notice of Preparation for a previous version of the Rio Vista Specific Plan was submitted to the OPR in December 2018 (State Clearinghouse [SCH] No. 2018121005). However, the 2018 version of the Rio Vista Specific Plan was not finalized and an EIR was not prepared.

Residential land uses within the proposed project would consist of Very Low Density Residential (VLDR), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), and Highest Density Residential (HHDR). Additionally, the proposed project would include an elementary school, a community park and open spaces, and circulation improvements. Light Industrial (LI) and Business Park (BP) areas are included in the proposed project as well (see Table 1: Specific Plan Land Use Summary and Exhibit 2: Local Vicinity Map

: Land Use Plan).

The proposed Specific Plan includes the following major land use components:

- Up to 1,697 dwelling units (du) on 204.4 acres, yielding an average density of 1.8 du/ac
- 1,269,774 square feet of Light Industrial building square footage on 58.3 acres
- 1,428,768 square feet of Business Park building square footage on 82.0 acres
- 510.8 acres of natural open space
- 14.3 acres of recreational amenities
- 13.4 acres for a new public elementary school

The Specific Plan divides the site into 21 Planning Areas (PAs) as detailed in Table 1.

**Table 1: Specific Plan Land Use Summary**

PA	Land Use	Acres	Target DUs <sup>1</sup>	Maximum DUs	Target Density <sup>1</sup>	Density Range <sup>1</sup>
1	Medium Density Residential (MDR)	24.9	113	125	4.5	2.0–5.0
2	Medium Density Residential (MDR)	22.7	107	114	4.7	2.0–5.0
3	Medium High Density Residential (MHDR)	19.4	149	155	7.7	5.0–8.0
4	High Density Residential (HDR)	18.2	225	455	12.4	8.0–14.0
5	High Density Residential (HDR)	13.3	116	186	8.7	8.0–14.0
6	High Density Residential (HDR)	27.1	258	379	9.5	8.0–14.0
7	Medium Density Residential (MDR)	11.1	45	56	4.1	2.0–5.0
8	Medium High Density Residential (MHDR)	39.6	259	317	6.5	5.0–8.0
9	Highest Density Residential (HHDR)	21.7	420	543	19.4	21.0–25.0
10	Very Low Density Residential (VLDR)	2.6	2	2	0.8	2.0
11	Very Low Density Residential (VLDR)	3.8	3	3	0.8	2.0
12	Light Industrial	38.1	–	–	–	–
13	Light Industrial	20.2	–	–	–	–
14	Business Park Area	31.9	–	–	–	–
15	Business Park Area	32.1	–	–	–	–
16	Business Park Area	18.0	–	–	–	–
17	Public Facility–Water Tanks (PF)	1.4	–	–	–	–
18	Public Facility–School (PF) <sup>2</sup>	13.4	56	67	3.8	2.0–5.0
19	Open Space–Recreation (Parks & Trails)	14.3	–	–	–	–
20	Open Space–Water (Basin)	9.0	–	–	–	–
21 A-E	Open Space Conservation (Natural, Slopes)	510.8	–	–	–	–

PA	Land Use	Acres	Target DUs <sup>1</sup>	Maximum DUs	Target Density <sup>1</sup>	Density Range <sup>1</sup>
–	Expanded Parkway (Trails) (OS-R)	4.1	–	–	–	–
–	Circulation	19.6	–	–	–	–
<b>Project Totals</b>		<b>917.3</b>	<b>1,697<sup>1</sup></b>	<b>N/A</b>	<b>1.8</b>	<b>–</b>
<p>Notes:</p> <p><sup>1</sup> Dwelling Unit (DU) count by Planning Area (PA) is approximate and may vary by PA and may increase or decrease by up to 10 percent, provided that the overall Dwelling Units in Rio Vista do not exceed the Target Dwelling Unit Count of 1,697. The target density of each PA may increase or decrease provided that the target density remains below the maximum density of the land use designation.</p> <p><sup>2</sup> The School Site in Planning Area (PA) 18 may be developed with a Medium Density Residential use at a maximum of 56 DUs, if the School District does not purchase school site by the buildout of the 800<sup>th</sup> residential unit (Section II.A.1.C.). In response to market demands, non-residential uses (mixed use, office, commercial, religious) may be developed in PA 18 subject to a Conditional Use Permit. The potential alternative 56 DUs are not included in the 'Project Totals'.</p> <p><sup>3</sup> Park 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.</p> <p><sup>4</sup> Open Space-Conservation includes natural areas, common areas, landscaped slopes, and conservation areas. It does not include park acreage.</p> <p><sup>5</sup> Acreages are approximate—exact acreage will be defined through future implementing tract map(s).</p> <p>Source: City of Jurupa, 2018.</p>						

As shown in Table 1, 11 PAs are proposed for residential development. PA 18 would be reserved for development of a K-8 school by the Jurupa Unified School District (JUSD), once the 800<sup>th</sup> building permit is issued by the City. If JUSD has not closed escrow and purchased PA 18 by that point, PA 18 would be available for residential development under its MDR land use designation.

The proposed project would contain approximately 510.8 acres of open space (conservation), consisting of a combination of natural open space, revegetated manufactured slopes, and regraded and revegetated slopes. Many of the existing informal trails would remain, and no new trails would be created into the open space. Recreational amenities would include a 14.3-acre community park with sports fields, open turf play areas, sports courts, a tot lot/playground, and picnic areas. Approximately five neighborhood parks, between 0.75 acres and 1 acre in size, would be located throughout the community and would have features such as benches, planters, and open lawn areas. In addition, an integrated system of hard- and soft-surface (decomposed granite) trails would provide access from the residential neighborhoods to the school site, the community park, and the informal dirt trails located in the open space area. Finally, a bike path and soft-surface trail would be provided within a 30-foot-wide easement along 20<sup>th</sup> Street through the central portion of the site. Total recreational areas would be approximately 529.2 acres, or 58 percent of the project site.

Approximately 140.3 acres located in the eastern portion of the site would be dedicated for a commerce center, which would include Light Industrial uses on approximately 58.3 acres with a maximum of 1,269,774 square feet of building space, and a Business Park on approximately 82.0 acres with a maximum of 1,428,768 square feet of building space. The commerce center is intended to attract new businesses and encourage the creation of new light industrial, light manufacturing, research, self-storage, professional and retail services to serve the City of Jurupa Valley and the new residents that would live within the Rio Vista Specific Plan area.

Construction of approximately 19.6 acres of roadways, including an approximately 1.3-mile extension of 20<sup>th</sup> Street developed as a Modified Secondary Highway (100-foot right-of-way), would also be included as part of the proposed project.

The proposed project would be completed in six phases, which would be timed to respond to market demands to provide a logical and orderly extension of roadways, public utilities, and infrastructure. Development would generally start in the northwestern area of the Specific Plan, proceed east in Phase 2, then move to the southwest in Phases 3 and 4. PA 7, located in the far northwest of the Specific Plan area, would likely be developed last, as Phase 5. However, phases would be taken in any order that would allow for logical and orderly development.

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. Potential impacts associated with environmental resource areas that will be analyzed in the EIR include those listed below. A full-scope EIR is proposed, so there are no environmental topics that have been screened out or that are considered potentially less than significant.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- 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/Traffic
- Tribal Cultural Resources
- Utilities/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 California Environmental Quality Act (CEQA) Guidelines.

**LEAD AGENCY**

City of Jurupa Valley Planning Department  
Attn: Jim Pechous, Principal Planner  
8930 Limonite Avenue, Jurupa Valley, CA 92509  
Phone: 951-322-6464  
Email: [Jpechous@jurupavalley.org](mailto:Jpechous@jurupavalley.org)

**PROJECT SPONSOR**

Applicant: Brian Hardy  
Address: 3161 Michelson Dr., Suite 425  
Irvine, CA 92612  
949-698-2191

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 November 26, 2021 and ending at the close of business on December 26, 2021. All comments must be submitted in writing to Jim Pechous, Principal Planner at 8930 Limonite Avenue, Jurupa Valley, CA 92509 or by email at [jpechous@jurupavalley.com](mailto:jpechous@jurupavalley.com).

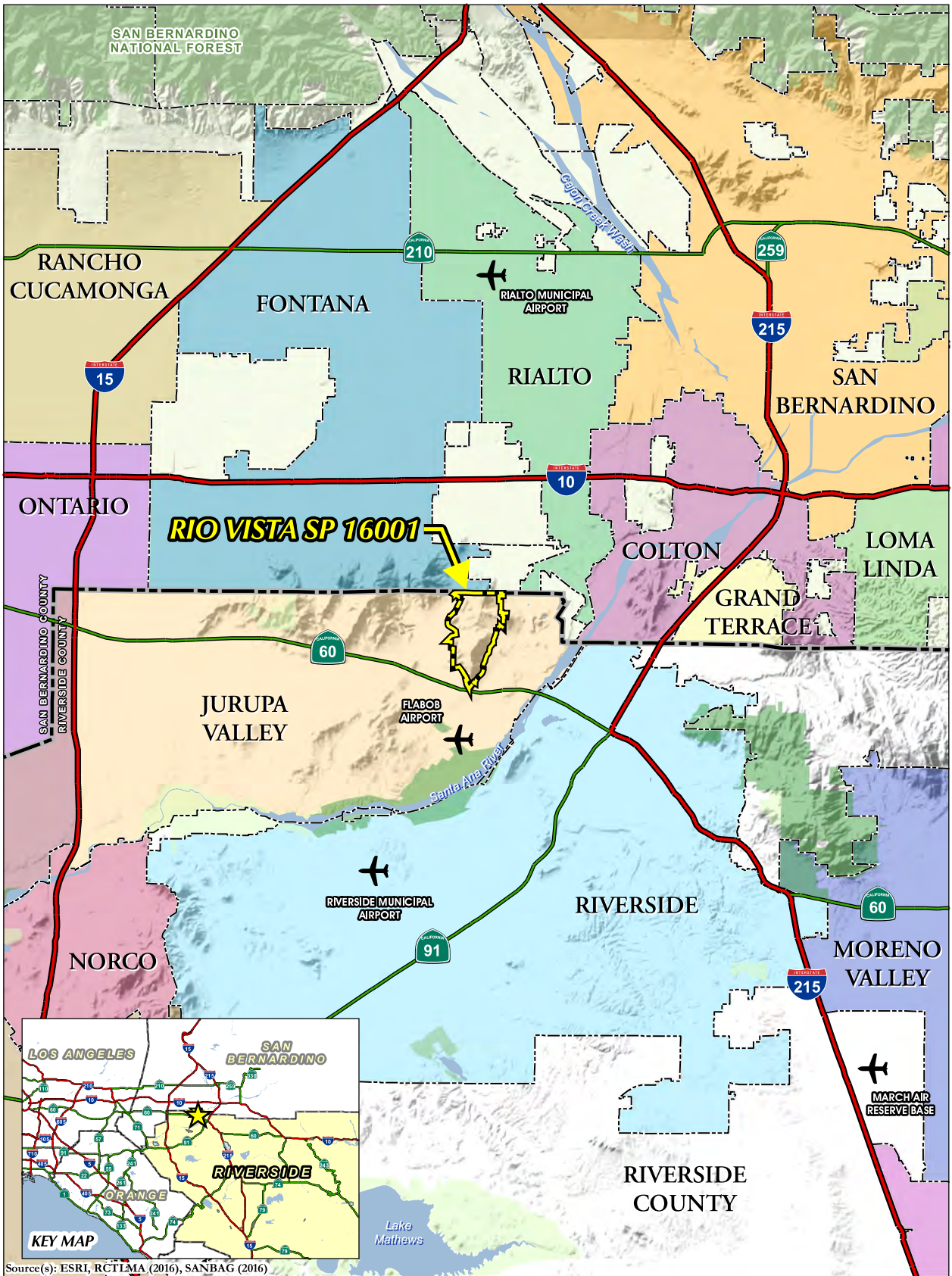
## **PUBLIC SCOPING MEETING**

A public scoping meeting will be held on Tuesday, December 14 2021 at 2:00 PM at the 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 Jim Pechous, Principal Planner at 951-322-6464.

Sincerely,



Jim Pechous, Principal Planner  
City of Jurupa Valley



Source: t&b planning

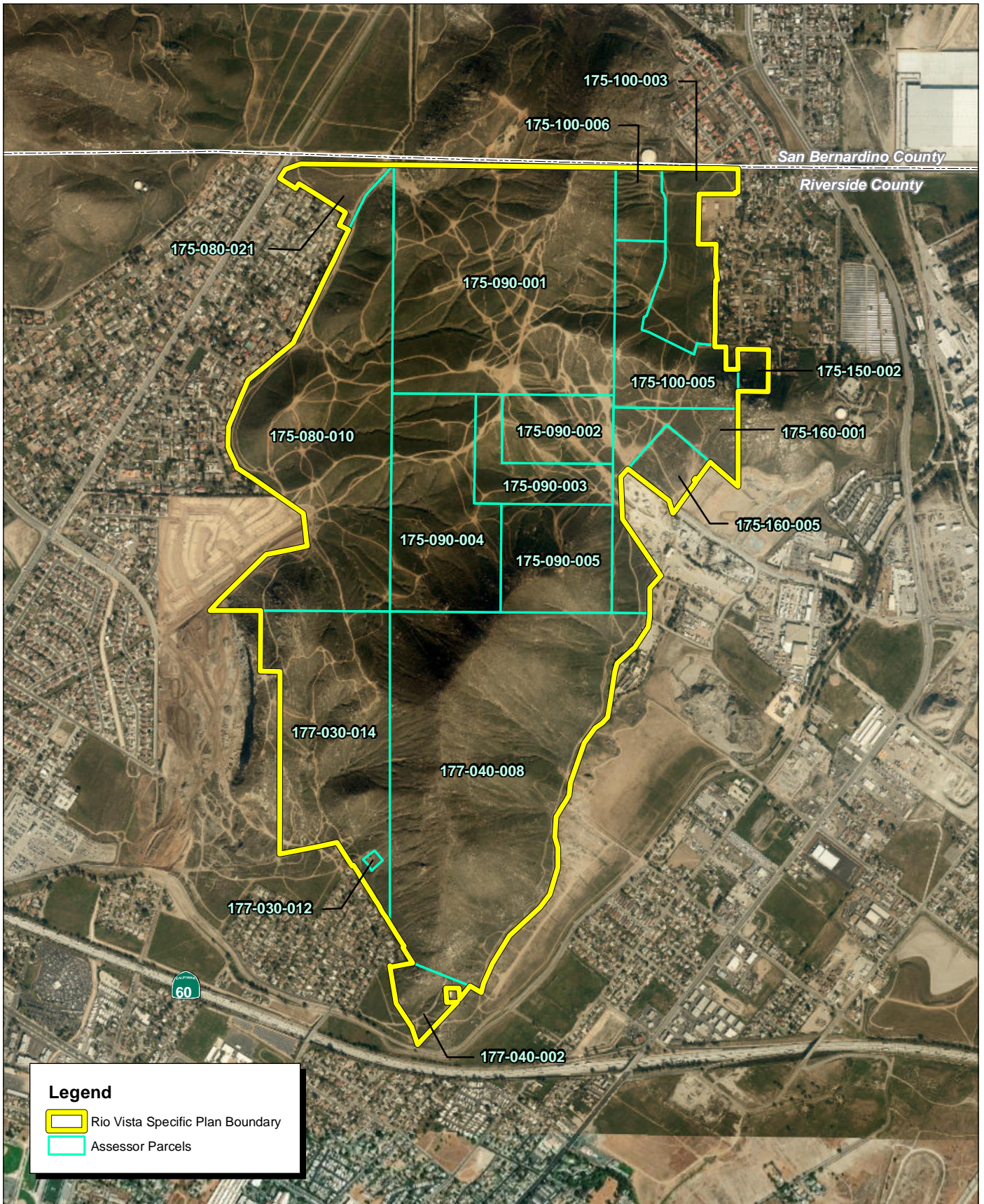




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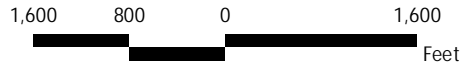


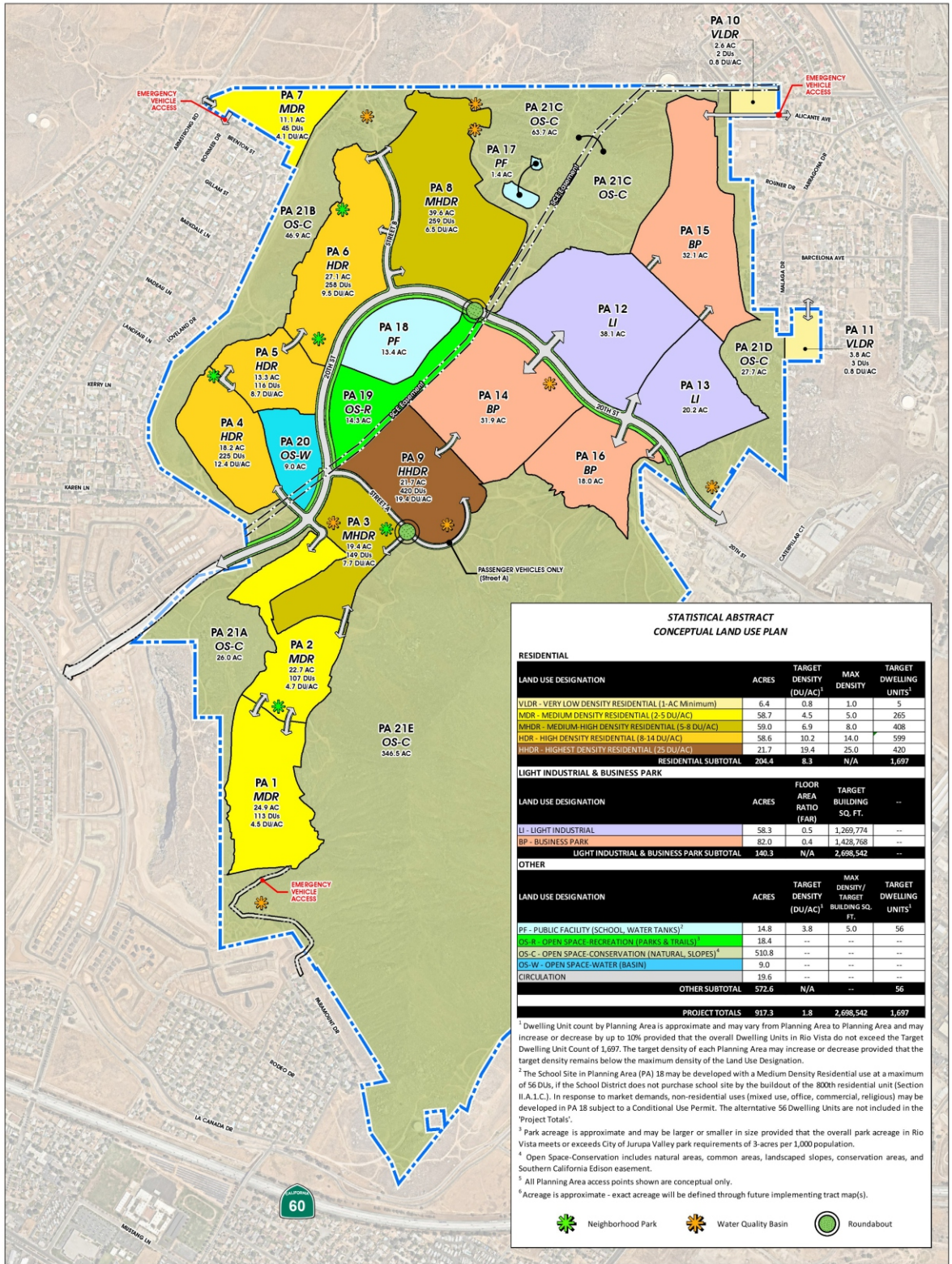


**Legend**

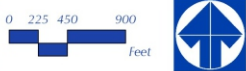
- Rio Vista Specific Plan Boundary
- Assessor Parcels

Source: ESRI Aerial Imagery. Riverside County.





Source(s): Nearmap Imagery (2020), RCTLMA (2020)  
Composite: Hunsaker and Associates (07-22-2021)



Source: t&b planning, August 5, 2021.

