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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 #: 2018121005

Project Title: Rio Vista Specific Plan

Lead Agency: City of Jurupa Valley

Contact Name: Jim Pechous

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Project Location: Jurupa Valley (*City*) Riverside (*County*)

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

Project Description: * Up to 1,697 dwelling units (du) on 204.4 acres, which matches the existing Rio Vista Specific Plan No. 243, yielding an average density of 1.8 du per acre (du/acre). * 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 K-8 school.

Proposed Actions: * New Specific Plan, to replace the existing Rio Vista Specific Plan No. 243. * General Plan Amendment. * Change of Zone. * Development Agreement. * Tentative and Final Tract Maps. * Annexation of water and sewer district.

Location: 917.3 acres north of State Route (SR) 60, between Armstrong Road and Rubidoux Boulevard, in the City of Jurupa Valley, in Riverside County, California.

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

As described in Section 3.3 of the DEIR, air quality plan standards would not be met, and there would be project-specific and a cumulatively considerable net increase of criteria pollutant. Nine mitigation measures (construction-related air quality impacts analysis for proposed development projects subject to CEQA, low VOC paint, high volume low pressure spray equipment, and Tier IV equipment for construction; and long-term operational-related air quality impacts analysis for proposed development projects subject to CEQA, anti-idling signage, electric-power equipment in nonresidential buildings, EV charging stations and bicycle parking, and nonresidential buildings improvements) are proposed, but significant and unavoidable impacts would be anticipated. Future development under the proposed project could contribute incrementally to air emissions affecting sensitive receptors. Three mitigation measures (Health Risk Assessment, notification to future residents, and evaluation of new development proposals for new commercial land uses that include gasoline fueling pumps) are proposed, but significant and unavoidable impacts would be anticipated.

As described in Sections 3.5 and 3.18 of the DEIR, 13 cultural and tribal cultural resources could be impacted by future development and there would be project-specific and a cumulatively considerable impact. Twenty-six mitigation measures are proposed, including tribe-specific mitigation, but significant and unavoidable impacts would be anticipated.

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

(Impacts, continued)
As described in Section 3.8 of the DEIR, greenhouse gas emissions would be significant. Four mitigation measures (GHG impacts analysis for proposed development projects subject to CEQA, building energy efficiency, and energy efficient appliances) are proposed, but significant and unavoidable project-specific and a cumulatively considerable impacts would be anticipated.

As described in Section 3.17 of the DEIR project-level and cumulative VMT impact would be significant. Four mitigation measures (transportation demand management program, school pool program, transit access improvements, and improvement of street connectivity) are proposed, but significant and unavoidable project-specific and a cumulatively considerable impacts would be anticipated.

Area of Controversy:
Issues raised by state agencies included project impacts on transportation, tribal cultural resources, and air quality. Each of these issues has been analyzed and addressed in the DEIR.

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

- United States Army Corps of Engineers (USACE) (Clean Water Act Section 404 Permit to regulate dredged or fill material into waters of the United States).
- Regional Water Quality Control Board (RWQCB) (Section 401 Permit).
- California Department of Fish and Wildlife (CDFW) (Section 1602, Streambed Alteration Agreement).
- South Coast Air Quality Management District (South Coast AQMD) (Construction Permit and Industrial Permits)
- Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB) (Issuance of National Pollution Discharge Elimination System (NPDES) Permit; Issuance of Construction General Permit Coverage; and Issuance of Industrial General Permit Coverage .
- Riverside County Fire (ministerial)
- Rubidoux Community Services District
- Jurupa Community Services District.
- Riverside County Local Agency Formation Commission (Approval of Project Site Annexation)
- Jurupa Unified School District.
- Riverside Community College District.