

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Agua Mansa Road Development Project

Lead Agency: City of Jurupa Valley Contact Person: Rocio Lopez
 Mailing Address: 8930 Limonite Avenue Phone: (951) 332-6464 x212
 City: Jurupa Valley Zip: 92509 County: Riverside

Project Location: County: Riverside City/Nearest Community: Jurupa Valley
 Cross Streets: Agua Mansa Road/Hall Avenue Zip Code: 92509

Longitude/Latitude (degrees, minutes and seconds): 34 ° 01 ' 52 " N / 117 ° 22 ' 38 " W Total Acres: 23.44

Assessor's Parcel No.: 175-210-032; 175-210-034; 175-210-059 Section: 2 Twp.: 2S Range: 5W Base: San. Bern.

Within 2 Miles: State Hwy #: SR-60 Waterways: Santa Ana River
 Airports: n/a Railways: n/a Schools: Jurupa Unified School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: DA, Variance

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 335,002 Acres 23.44 Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG

Present Land Use/Zoning/General Plan Designation:

Land Use: Undeveloped; Zoning: Heavy Industrial (M-H); Manufacturing-Service Commercial (M-SC)

Project Description: (please use a separate page if necessary)

The Project is a proposal to develop an approximately 23.44 gross-acre property to accommodate two industrial buildings totaling 335,002 square feet. Additionally, the proposed Project involves site improvements such as landscaping, parking, and infrastructure facilities on the approximately 23.44-acre Project site. Building A consists of 140,198 square feet and Building B consists of 194,804 square feet. The proposed Project requires a General Plan Amendment (GPA) No. 18001; Development Agreement (DA) No. 18001; Site Development Permit (SDP) No. 18048; and Variance (VAR) No. 18008. The City of Jurupa Valley refers to this application as Master Application (MA) No. 18008.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 13, 2020 Ending Date February 11, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Carson-VA Industries</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>100 Bayview Circle, Suite 3500</u>
City/State/Zip: <u>Irvine, California 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>949.725.6542</u>
Phone: <u>(714) 505-6360 x 350</u>	

Signature of Lead Agency Representative:  Date: 1.11.20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.