



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE BRE SPACE CENTER MIRA LOMA LOGISTICS PROJECT

To: State Clearing House, Governor's Office of Planning and Research
1400 Tenth Street, Sacramento, California 95814
-AND-
Agencies, Organizations, and Interested Parties

From: City of Jurupa Valley
8930 Limonite Avenue, Jurupa Valley, California 92509

Subject: Notice of Preparation (NOP) of an Environmental Impact Report for the BRE Space Center Mira Loma Logistics Center Project (City Case No. MA 20004)

Date: October 30, 2020

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 Space Center Mira Loma Logistics Center Shops 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 this EIR. The project description, location, and the potential environmental effects are described below.

The City will accept comments on the NOP regarding the scope and content of the EIR between October 30, 2020 and November 30, 2020. Written comments with the project name in the subject line may be sent via mail, e-mail, or fax no later than 5:00 PM on November 30, 2020. Please send your comments at the earliest possible date to:

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8930 Limonite Avenue
Jurupa Valley, California 92509
Fax: 951-332-6995 Email: eyee@jurupavalley.org

PROJECT LOCATION

The project site consists of approximately 105.43 acres located at 3401 Space Center Court, Jurupa Valley, CA 91762 (northwest corner of Iberia Street and Space Center Court). The Project site is also identified as Riverside County Assessor's Parcel No. 156-150-069. (See Figure 1-Regional Location Map and Figure 2-Vicinity Location Map and Aerial Photo.

PROJECT DESCRIPTION

To implement the proposed Project, the following discretionary permit applications are required.

Demolition Permit

The existing nine (9) redwood buildings will be demolished and will be replaced with two new logistics facilities. The existing concrete tilt-up building will remain in place.

Site Development Permit

The Site Development proposes the following:

- Parcel #1- 1,379,287 square foot logistics facility and its related site improvements.
- Parcel #2 -560,025 logistics facility and its related site improvements.
- Parcel #3 – Existing 172,800 square foot to remain and be integrated into the overall site plan.

(See Figure 2. Site Plan on page 6).

Tentative Parcel Map

Concurrent with the Site Development Permit, a Tentative Parcel Map is proposed to subdivide the existing 105.43-acre parcel into three (3) parcels to accommodate each of the buildings. Parcel #1 – 65.97 net acres; Parcel #2 – 27.87 acres; and Parcel #3 – 10.45 acres.

MAJOR IMPROVEMENTS

Street Improvements and Access

The Project site is an infill site surrounded by existing streets. Minimal improvements to the existing streets abutting the Project site. These include: Pavement improvements on Venture Drive at Manitou Court will be required; improvement may include concrete paving at intersection "A"; improvements on Hopkins Street west of intersection with Etiwanda Avenue will be required; improvements shall provide road design to impede right turns of truck traffic onto southbound Etiwanda Avenue; and upgraded or new driveway approaches.

Water and Wastewater Improvements

The Project will connect to the existing 16-inch diameter water line in Space Center Court south of Hopkins Street, an existing 18-inch diameter water line in Space Center Court north of Hopkins Street, and an existing 16-inch diameter water line within an easement across the subject property. The Project will connect to the existing 18-inch diameter sewer line within an easement through the southern portion of subject property, an existing 8-inch diameter sewer line within an easement through the northern portion of subject property, and an existing 12-inch diameter sewer line at the southeast corner of the property on Space Center Drive.

Drainage Improvements

The proposed improvements will maintain the existing drainage patterns. Onsite development runoff is captured via curb and grated inlets and conveyed into underground infiltration chambers located on the site where it will be detained and treated before discharging into the existing storm drain system.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

While it has been determined that an Environmental Impact Report (EIR) will be required for the Project, the City prepared an Initial Study to identify those environmental impacts that have either no impact or a less than significant impact on the environment thus allowing the EIR to be focused on the impacts determined to be potentially significant listed below:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Consistent with the conclusion and findings of the Initial Study, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified in Section 2.3 above. Additional issues or concerns that may be raised

pursuant to the EIR Notice of Preparation (NOP) process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

Attachments:

Initial Study (available at the City of Jurupa Valley Planning Department, online at: <https://www.jurupavalley.org/DocumentCenter/Index/68>)

Figure 1. Regional Location Map

Figure 2. Vicinity Map & Aerial Photo

Figure 3. Site Plan

Figure 1. Regional Location Map

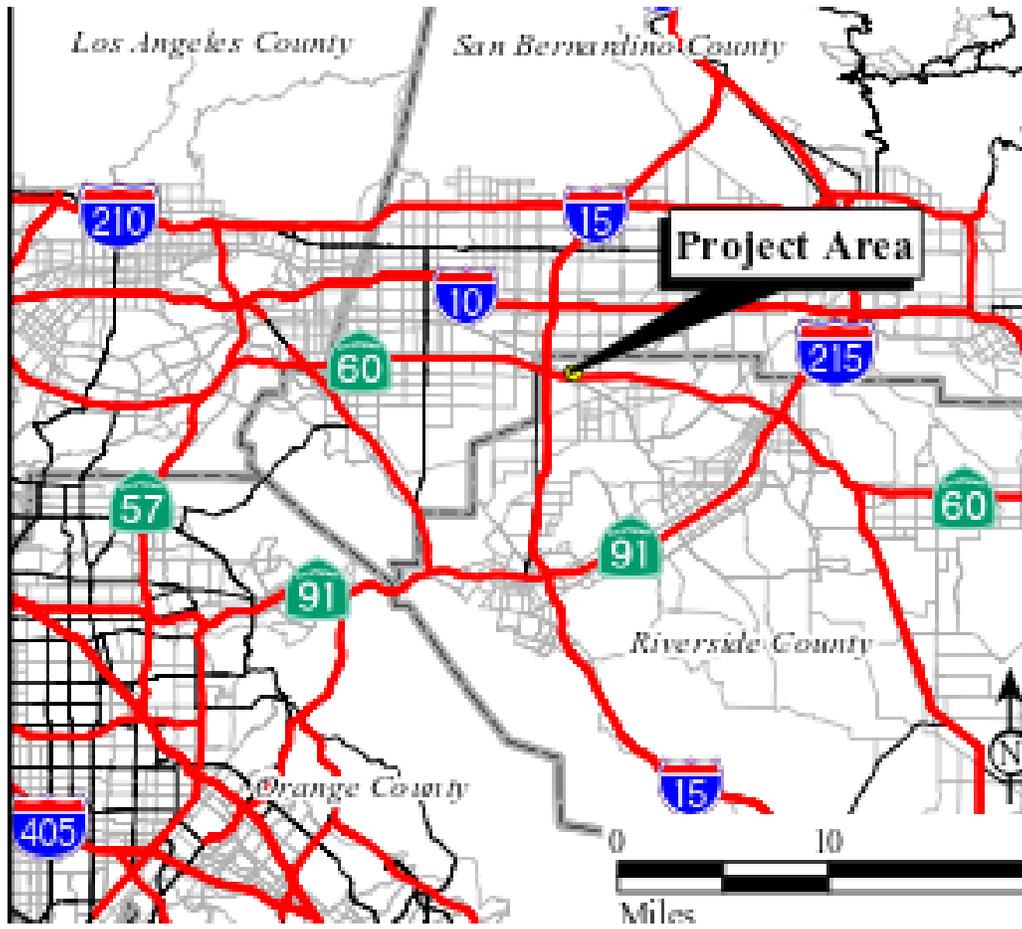


Figure 2. Vicinity Location Map/Aerial Photo



Figure 3. Site Plan

