



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE RUBIDOUX COMMERCE PARK PROJECT

To: State Clearinghouse, 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 and Notice of Scoping Meeting for the Rubidoux Commerce Park Project (City Case No. MA 17132)

Date: November 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 Rubidoux Commerce Park Project (proposed project), described below. The Project Applicant is Proficiency Rubidoux, LLC. The City is soliciting input from public agencies, organizations, and other interested parties regarding the scope and content of the environmental information to be presented in the 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 November 30, 2020 and December 29, 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 December 29, 2020. Please send your comments at the earliest possible date to:

Patty Anders, Senior Planning Consultant
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509
Phone: 951-332-6464
Fax: 951-332-6995
Email: panders@jurupavalley.org

Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a Responsible or Trustee Agency for this Project, please so indicate _____

NOTICE OF PUBLIC SCOPING MEETING:

As part of the EIR process, the City will hold a public scoping meeting on:

Tuesday December 8th at 2:00 P.M.
City of Jurupa Valley City Hall
Conference Room A
8930 Limonite Avenue
Jurupa Valley, Ca 92509

PROJECT LOCATION

The project site consists of approximately 80.8 acres located east of Montana Avenue, west of West Riverside Canal, south of 25th Street, and north of 28th Street. The Project site is also identified as Riverside County Assessor's Parcel Nos. 178-030-001, 178-030-002, 178-030-003, 178-030-006, 178-030-008, 178-030-009, 178-030-010; 178-060-013; 178-070-001, 178-070-002, 178-070-003, 178-080-011; 178-090-010; and 178-080-009.

(See Exhibit 1-Vicinity Map, Exhibit 2- Aerial Photograph, and Exhibit 3-USGS Map)

PROJECT DESCRIPTION

The project is referred to as Master Application (MA) 17132, consisting of the following requested approvals and land use entitlements.

General Plan Amendment

The Project site is designated by the City of Jurupa Valley General Plan for "LI – Light Industrial" uses. However, Appendix 17.0 of the General Plan includes the Mira Loma Warehouse Distribution Center Policy (Planning Department Policy Directive 12-01). Pursuant to this policy, in the Business Park, Light Industrial, and Heavy Industrial land use designations, warehousing and distribution uses, and other goods storage facilities, are permitted only in the Mira Loma Warehouse Policy Area. Because the Project site is not currently located within the Mira Loma Warehouse Policy Area, the Project requires an Amendment to the City of Jurupa Valley General Plan to allow warehouse distribution/logistics buildings on the Project site.

Site Development Permit

The Project site is zoned "M-M Zone (Manufacturing – Medium)" and industrial uses are permitted with approval of a site development permit. The proposed Site Development Permit proposes the construction of two buildings, with Building 1 having approximately 1,261,904 square feet (s.f.) of floor space and Building 2 having approximately 37,452 s.f. of floor space. Related site improvements would include landscaping, parking, and infrastructure facilities.

(See Exhibit 4-Proposed Site Plan)

Tentative Parcel Map

Concurrent with the Site Development Permit, a Tentative Parcel Map is proposed to consolidate the existing parcels on the site to provide two parcels for development of the proposed buildings as well as lots for roadway right-of-way dedications.

Street Improvements and Access

Access to the Building 1 site would be accommodated via a proposed extension of Primavera Avenue (26th Street), which would serve passenger vehicles only, and a proposed extension of Van Dell Road, which would serve both passenger vehicle and truck traffic. As part of the Project, 28th Street would be improved along the Building 1 site's frontage to provide for paved drive aisles, curb and gutter, and parkways along each side of the road that would include sidewalks; however, no site access is proposed from 28th Street. The Project also would entail an extension of 26th street (Primavera Avenue) between Avalon Street and the proposed parking area to the southeast of the Building 1 site, and would be improved to include paved drive aisles and parkways along each side of the road that would include sidewalks.

Water and Wastewater Improvements

Water and sewer service to the Project site would be provided by the Rubidoux Community Services District (RCSD). Water service to the Building 1 site would be accommodated via a proposed looped water main that would extend from the northeast corner of the building southeast within Primavera Avenue (26th Street) to an existing point of connection to the south of Rubidoux Boulevard. Water service for Building 2 would be accommodated via a proposed water line that would connect to proposed water lines within Primavera Avenue (26th Street). Sewer lines would connect to a proposed public sewer main within Primavera Avenue (26th Street) and an existing sewer main located south of Rubidoux Boulevard. Building 2 would connect to a proposed sewer main within Avalon Street, which would connect to a proposed sewer main within Primavera Avenue (26th Street).

Drainage Improvements

Runoff tributary to the site along the slopes at the northwest boundary of the Project site would be captured and diverted to an existing 72-inch storm drain line within 28th Street. Runoff from the areas northwest and southwest of the Building 1 site would be conveyed via subsurface drains with filter inserts towards a proposed detention basin in the southeast corner of the Building 1 site. Runoff from the Building 1 roof areas in the northeast portion of the Building 1 site would be conveyed to a separate proposed detention basin in the northeast corner of the site. Runoff from the Building 2 site would be captured and treated by Stormtech SC-740 chambers, which would detain runoff and provide water quality treatment before discharging the flows into existing drainage facilities within Avalon Street.

Development Agreement

The Project Applicant proposes to enter into a Development Agreement with the City of Jurupa Valley, which would provide long term vested right to develop the proposed industrial buildings on the Project site and provide community benefit to the City.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

The City has determined that an Environmental Impact Report (EIR) will be required for the Project. All of the environmental topics identified in the CEQA Guidelines will be evaluated:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils (includes Paleontological Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Facilities
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

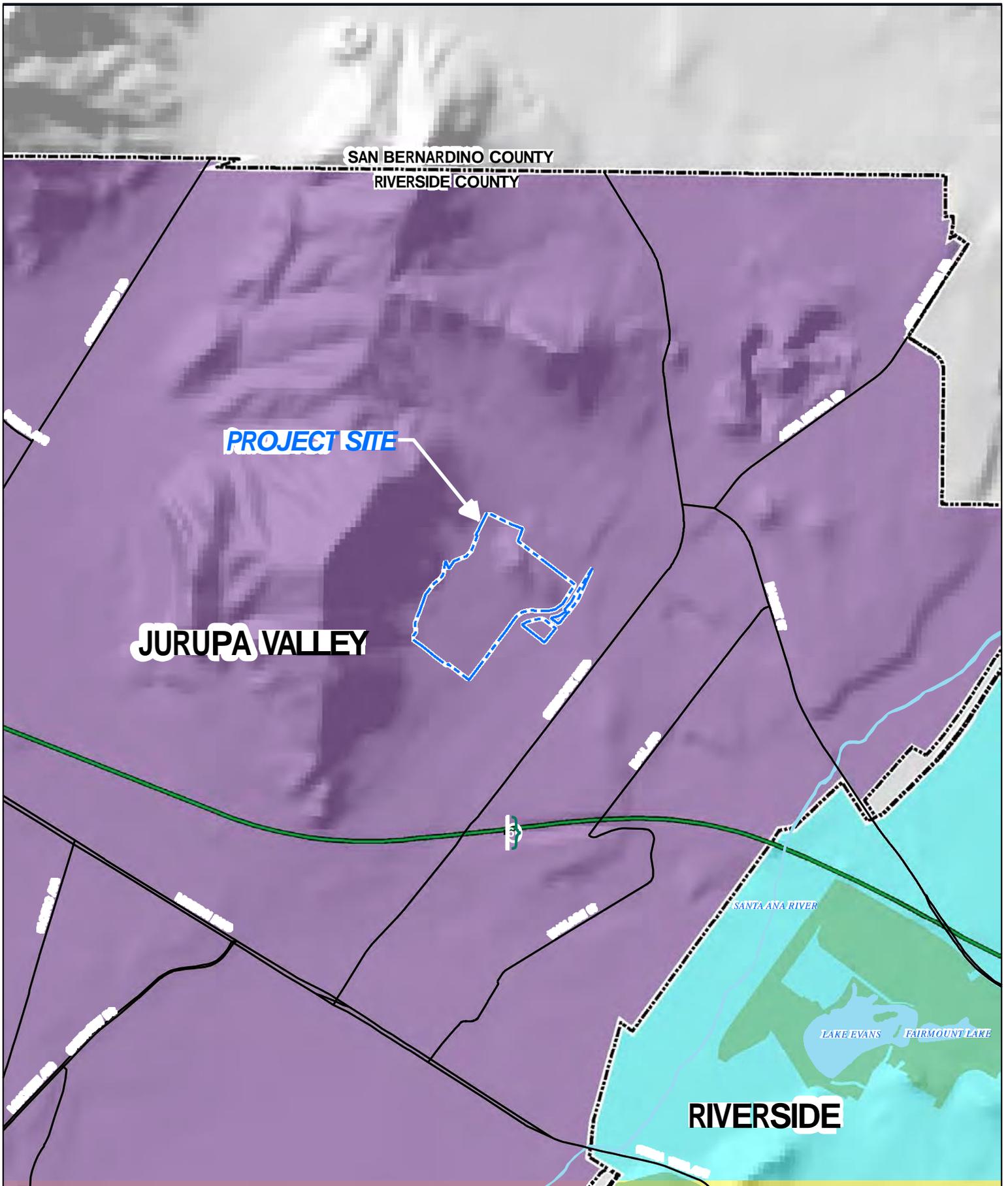
Attachments:

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial Photograph

Exhibit 3 – USGS Map

Exhibit 4 – Proposed Site Plan



Source(s): Nearmap Imagery (2020), RCTLMA (2020)
 Composite: Thienes Engineering (11-09-2020)

Exhibit 1

RUBIDOUX COMMERCE PARK

Vicinity Map



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PROJECT SITE

Source(s): Nearmap Imagery (2020), RCTLMA (2020)
Composite: Thienes Engineering (11-09-2020)

Exhibit 2

RUBIDOUX COMMERCE PARK

Aerial Photo



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Source(s): Nearmap Imagery (2020), RCTLMA (2020), USGS (2013)
 Composite: Thienes Engineering (11-09-2020)

Exhibit 3

RUBIDOUX COMMERCE PARK

USGS Map



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