

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: Rubidoux Commerce Park (MA 17132)

Lead Agency: <u>City of Jurupa Valley</u>	Contact Person: <u>Patty Anders</u>
Mailing Address: <u>8930 Limonite Avenue</u>	Phone: <u>951-332-6464</u>
City: <u>Jurupa Valley</u> Zip: <u>92509</u>	County: <u>Riverside</u>

Project Location: County: Riverside City/Nearest Community: Jurupa Valley

Cross Streets: East of Montana Avenue, west of WestRiverside Canal, south of 25th Street, and north of 28th Street Zip Code: 92509

Longitude/Latitude (degrees, minutes and seconds): 34 ° 00 ' 55 " N / 117 ° 23 ' 54 " W Total Acres: 80.8

Assessor's Parcel No.: see attached sheet Section: 9-10 Twp.: 2S Range: 5W Base: SanBerdo

Within 2 Miles: State Hwy #: 60 Waterways: _____

Airports: _____ Railways: UPRR Schools: see attached sheet

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Development Agreement</u> |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>1,299,356</u> Acres <u>80.8</u> Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant land/M-M (Manufacturing-Medium)/LI (Light Industrial)

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

Amendment to the City of Jurupa Valley General Plan to allow warehouse distribution/logistics buildings on the Project site; 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 and related site improvements including landscaping, parking, and infrastructure facilities; 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; and 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.

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".

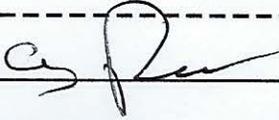
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management 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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 # 6 | <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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date November 30, 2020 Ending Date December 29, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>Proficiency Rubidoux LLC</u>
Address: <u>3200El Camino Real Ste. 100</u>	Address: <u>11777 San Vicente Boulevard #780</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Los Angeles, CA 90049</u>
Contact: <u>Michelle Morse</u>	Phone: <u>310-979-8000</u>
Phone: <u>714-505-6360 X126</u>	

Signature of Lead Agency Representative:  Date: 11-23-20

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

RUBIDOUX COMMERCE PARK (MA 17132)

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.

Schools Within 2 Miles:

Rubidoux High School
4250 Opal Street
Jurupa Valley, CA 92509

Nueva Vista Continuation High School
6836 34th Street
Jurupa Valley, CA 92509

Rustic Lane Elementary School
6420 Rustic Lane
Jurupa Valley, CA 92509

Sunnyslope Elementary School
7050 38th Street
Jurupa Valley, CA 92509