

NOTICE OF AVAILABILITY
Draft Environmental Impact Report
Rubidoux Commerce Park Project
(SCH No. 2020110449)

Lead Agency

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Project Title

Rubidoux Commerce Park Project (MA17132)

Notice Is Hereby Given

By the City of Jurupa Valley (City), as the Lead Agency under the California Environmental Quality Act (CEQA), that the preparation of a Draft Environmental Impact Report (Draft EIR) for the Rubidoux Commerce Park Project (the Project) is available for public review and comment. The EIR and all documents incorporated by reference are available for viewing at the City of Jurupa Valley, 8930 Limonite Avenue, Jurupa Valley, California 92509. The EIR is available online for viewing at: <https://www.jurupavalley.org/DocumentCenter/Index/68> under the folder labeled MA17132 Rubidoux Commerce Park and printed copies available for review at:

Jurupa Valley City Hall
8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

Glen Avon Library
9244 Galena Street
Jurupa Valley, CA 92509

Louis Rubidoux Library
5840 Mission Boulevard
Jurupa Valley, CA 92509

Public Comment Period

In accordance with CEQA, a 45-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR. The comment period will start on **October 15, 2021**, and end at 5:00PM on **November 29, 2021**. Written comments should be directed by e-mail or U.S. mail to the Lead Agency address and contact shown above.

1) Project Location

The approximately 81.3-gross acre Project site is located in the City of Jurupa Valley, Riverside County, California. State Route 60 (SR-60) is located approximately 0.5 mile south of the Project site, Interstate 215 (I-215) is located approximately 2.6 miles southeast of the Project site, and SR-91 is located 2.7 miles southeast of the Project site. The Project site is immediately bounded by industrial development to the north and east, industrial, and residential development to the south, vacant land to the southwest, and open space to the west. The Project site is bisected by the Union Pacific Railroad and West Riverside Canal. The Assessor's Parcel Numbers (APNs) for the Project site are: 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, 178-080-009, 178-080-011, and 178-090-010.

2) Project Description

The Project entails development of the Project site with two industrial buildings ("Building 1" and "Building 2") totaling 1,299,358 square feet (s.f.), including 24,000 s.f. of office and related site improvements including landscaping, parking, and infrastructure facilities. Building 1 consists of 1,261,904 s.f. and Building 2 consists of 37,454 s.f. Although the future tenant(s) of the building is not known, industrial uses would allow for high-cube fulfillment and general light industrial uses.

This EIR analyzes the physical environmental effects associated with all components of the Project, including planning, construction, and Project operation. Governmental approvals requested from the City of Jurupa Valley by the Project Applicant include:

1. **General Plan Amendment (GPA) No. 18003** would amend the General Plan to extend the boundary of the Agua Mansa Warehouse and Distribution Center General Plan Overlay over Project site to allow for logistics uses. The GPA would also amend the Land Use designation from “Light Industrial (LI)” to “Heavy Industrial (HI)” on the Project site to be consistent with the sites underlying zoning designation M-M.
2. **Zone Change (ZC) No.21003** is required to change the zoning for the portion of the Project site south of Primavera Avenue and east of West Riverside Canal from Manufacturing-Service Commercial (M-SC) to Manufacturing-Medium (M-M) to be consistent with the Agua Mansa Warehouse and Distribution Center General Plan Overlay.
3. **Site Development Permit (SDP) No. 19008** is required by City of Jurupa Valley Municipal Code Section 9.148.020 to permit light industrial uses on the site, and to identify a site-specific plan for development of the site, including planned buildings and structures, access, drainage, yards, drives, parking areas, landscaping, signs, and walls or fences.
4. **Tentative Parcel Map (TPM) No. 37677** is proposed to allow for subdivision of the 81.3-acre property into two parcels (one for each building).
5. **Development Agreement (DA) No. 19001** is proposed between the Project Applicant and the City of Jurupa Valley to provide long term vested right to develop industrial buildings on the Project site and to provide community benefits to the City.

Additionally, the Project includes the closure and reclamation of the aggregate mining operation. The Project will result in re-compaction of the site to commercial standards that will facilitate the Project. Once the Project is approved, the State mining permit will be terminated and closed, thus ensuring mining operations would no longer occur.

Potentially Significant Environmental Impacts

Based on analysis provided in the Draft EIR, it was determined that the Project would result in significant impacts related to air quality, biological resources, geology and soils, greenhouse gas emissions, transportation, and tribal cultural resources. All feasible mitigation measures have been incorporated into the Project to reduce impacts to less than significant. With implementation of all feasible mitigation measures, impacts related to air quality, greenhouse gas emissions, and transportation will remain significant and unavoidable.

Scheduled Public Hearing

The Planning Commission and City Council will hold a public hearing(s) regarding the Project and EIR at a future date to be determined. A public notice will be provided at least ten (10) days in advance of any hearing.

Hazardous Waste and Substances Listed Under Government Code Section 65962.5

The Project was listed in two government agency databases, but did not have any RECs in either listing: 1) Avalon Street Pit in the Mines, Mines MDR List for the sand and gravel mining operations, and 2) Rio Jordan Construction in the Cers Haz Waste List for a former tenant who generated hazardous waste.

Publication Date: October 15,2021