

**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

<b>SCH # 2020110449</b>
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**Project Title:** Rubidoux Commerce Park Project

**Lead Agency:** City of Jurupa Valley

**Contact Person:** Jim Pechous

**Mailing Address:** 8930 Limonite Avenue

**Phone:** (951) 332-6464 x216

**City:** Jurupa Valley

**Zip:** 92509

**County:** Riverside

**Project Location:** County: Riverside

City/Nearest Community: Jurupa Valley

Cross Streets: Montana Avenue, 25th Street, 28th Street

Zip Code: 92509

Longitude/Latitude (degrees, minutes and seconds): 34 ° 00 ' 55 " N / 117 ° 23 ' 54 " W Total Acres: 81.3

Assessor's Parcel No.: See attached sheet

Section: 9-10

Twp.: 2S

Range: 5W

Base: San. Bem.

Within 2 Miles: State Hwy #: 60

Waterways: \_\_\_\_\_

Airports: n/a

Railways: UPRR

Schools: See attached sheet

**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: TPM and DA

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Industrial: Sq.ft. 1,299,358 Acres \_\_\_\_\_ Employees \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Educational: \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Recreational: \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

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, TCR

**Present Land Use/Zoning/General Plan Designation:**

Land Use: Vacant Land; Zoning: Manufacturing Medium (M-M); General Plan: Light Industrial (LI)

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

The Project entails development of the 81.3-acre property with two industrial buildings ("Building 1" and "Building 2") totaling 1,299,358 square feet (s.f.) and related site improvements including landscaping, parking, and infrastructure facilities. Building 1 would include 1,261,904 s.f. of building area and Building 2 would 37,454 s.f. of building area. Although the future tenant(s) of the building is not known, industrial uses would allow for high-cube fulfillment, cold storage warehouse, and general light industrial uses. The principal discretionary actions required of the City of Jurupa Valley to implement the Project include: General Plan Amendment No. 18003, Zone Change No. 21003, Development Agreement No. 19001, Tentative Parcel Map No. 37677, and Site Development Permit No. 19008. 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.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <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"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date October 15, 2021 Ending Date November 29, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>T&amp;B Planning</u>	Applicant: <u>Proficiency Rubidoux LLC</u>
Address: <u>3200 El Camino Real, Suite 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>Nicole Morse</u>	Phone: <u>310-979-8000</u>
Phone: <u>(714) 505-6360 ext. 126</u>	

Signature of Lead Agency Representative:  Date: 10/14/21

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 9250