

NOTICE OF AVAILABILITY
Recirculated 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 Recirculated 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

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 **August 22, 2023** and end at 5:00PM on **October 9, 2023**. Written comments should be directed by e-mail or U.S. mail to the Lead Agency address and contact shown above.

1) Project Background

A Draft EIR for the Project was distributed for a 45-day public review period from October 18, 2021 to December 1, 2021 to responsible and trustee agencies, other affected agencies, and interested parties. Following the close of the public review period, the Project Applicant revised the site plan to limit land uses of the Project site. The previously circulated Draft EIR would amend the General Plan to extend the boundary of the Agua Mansa Warehouse Distribution Center General Plan Overlay to allow for logistics uses. Under the revised site plan, the request for a General Plan Amendment to extend the boundary of the Agua Mansa Warehouse and Distribution Center General Plan Overlay over the Project site would not occur and uses to the Project site would be limited to those under the existing Manufacturing-Service Commercial zoning designation. With this revision, the Project will no longer allow for logistics uses within the Project site. Therefore, in order to address the changes that were made to the site plan, this Recirculated Draft EIR has been prepared to analyze the changes to the Project pursuant to CEQA Guidelines Section 15088.5.

Pursuant to CEQA Guidelines Section 15088.5(f)(1), when an EIR is substantially revised and the entire new document is recirculated, the lead agency will respond to new comments received on the Recirculated EIR, and not the previous comments received on the previously circulated Draft EIR, although the previous comments will be part of the administrative record.

2) Project Location

The approximately 80.8-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.

3) Project Description

The Project entails development of the Project site with five industrial buildings ("Building 1," "Building 2," "Building 3," "Building 4," and "Building 5") totaling 1,184,102 square feet (s.f.), which includes a total of 53,500 s.f. of office and related site improvements including landscaping, parking, and infrastructure facilities. Building 1 consists of 309,870 s.f., Building 2 consists of 388,222 s.f., Building 3 consists of 174,364 s.f., Building 4 consists of 275,958 s.f., and Building 5 consists of 35,688 s.f. 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. **Zone Change (ZC) No.21003** is required to change the zoning for parcels one through four from Manufacturing-Medium (M-M) to Manufacturing-Service Commercial (M-SC).
2. **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.
3. **Tentative Parcel Map (TPM) No. 37677** is proposed to allow for subdivision of the 80.8-acre property into five parcels (one for each building).
4. **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.

The Project site was originally entitled as an aggregate mining operation (CA Mine #91-33-00002) and operated as such for a period of several decades. The Project site currently has an active mining permit with a reclamation plan from the State of California. While the original conditional use permit issued by the County of Riverside lapsed in 2018, the active mining permit from the State means the site may at some point be reactivated. However; upon approval of the Project, the State mining permit would be terminated and closed, completion of the grading operation would complete reclamation of the mine and close out the mine permit.

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, transportation, and tribal cultural resources. All feasible mitigation measures have been incorporated into the Project to reduce impacts to less than significant.

Under the previously circulated Draft EIR, the Project would result in significant and unavoidable impacts related to air quality, greenhouse gas emissions, and transportation. Based on the revised site plan and updated technical studies, the Project would not exceed the South Coast

Air Quality Management District's daily emission thresholds for NOx during long term operations and impacts would be less than significant. Additionally, the Project would not result in an increase in VMT that exceeds the City's baseline VMT threshold and impacts would be less than significant. Under the Recirculated Draft EIR, the Project would result in significant and unavoidable impacts related to greenhouse gas emissions.

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. 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: August 22, 2023