

Notice of Determination

TO: Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

FROM: City of Jurupa Valley
Development Services Department
8930 Limonite Avenue
Jurupa Valley, CA 92509

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

Lead Agency (if different from above): Same
Address: Same
Contact: Jim Pechous
Principal Planner
Phone: (951) 332-6464

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020110449

Project Title: Rubidoux Commerce Park

Project Applicant: Proficiency Rubidoux LLC, 1777 San Vicente Boulevard, Suite 780, Los Angeles, CA 90049


Project Location (include county): East of Montana Avenue, west of West Riverside Canal, south of 25th Street, northerly of 28th Street, and two parcels are located southeast of the West Riverside Canal and northwest of Avalon Street and east of 28th Street, in the City of Jurupa Valley within Riverside County.

Project Description: On December 21, 2023, Jurupa Valley City Council adopted Resolution No. 2023-102, to certify an Environmental Impact Report, make Findings, and adopt Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program to permit the construction of an approximate 1.18 million square foot industrial park with five buildings (Rubidoux Commerce Park). The City Council also introduced and conducted a first reading of Ordinance Nos. 2024-01 and 2024-02 and adopted Resolution No. 2023-103. The principal discretionary actions required of the City of Jurupa Valley to implement the Project include Zone Change No. 21003, Development Agreement No. 19001, Tentative Parcel Map No. 37677, and Site Development Permit No. 19008.

This is to advise that the City of Jurupa Valley (Lead Agency Responsible Agency) has approved the above-described project on December 21, 2023 and has made the following determinations regarding the above-described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Jurupa Valley, Development Services Department – Planning Division, 8930 Limonite Avenue, Jurupa Valley, California 92509.

Signature (Public Agency): 

Title: Principal Planner

Date: December 21, 2023

Date Received

FILED / POSTED

County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder

E-202301327
12/22/2023 12:08 PM Fee: \$ 3889.25
Page 1 of 1

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Removed: By: Deputy





Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-358701

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,889.25
	# Pages	1
	Document #	E-202301327
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$3,839.25
F&G Clerk Handling Fee		\$50.00
Sub-Total		\$3,889.25
Service Fee		\$88.67
Total		\$3,977.92
Tender (Credit Card Online)		\$3,977.92
Customer Email	tchu@tbplanning.com	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3241S258	
Customer Name	Tracy Chu	
Customer Phone Number	714.505.6360	
Customer Address	3200 El Camino Real, Suite 100 Irvine, CA 92602	

Signature _____

12/22/23 12:08 PM
Gateway Clerk



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-358701
STATE CLEARINGHOUSE NUMBER (If applicable) 2020110449

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF JURUPA VALLEY	LEAD AGENCY EMAIL JPECHOUS@JURUPAVALLEY.ORG	DATE 12/22/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301327

PROJECT TITLE
RUBIDOUX COMMERCE PARK

PROJECT APPLICANT NAME PROFICIENCY RUBIDOUX, LLC	PROJECT APPLICANT EMAIL MATT@PCLLC.COM	PHONE NUMBER (949) 842-3074
PROJECT APPLICANT ADDRESS 8930 LIMONITE AVENUE,	CITY JURUPA VALLEY	STATE CA
		ZIP CODE 92509

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	\$3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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