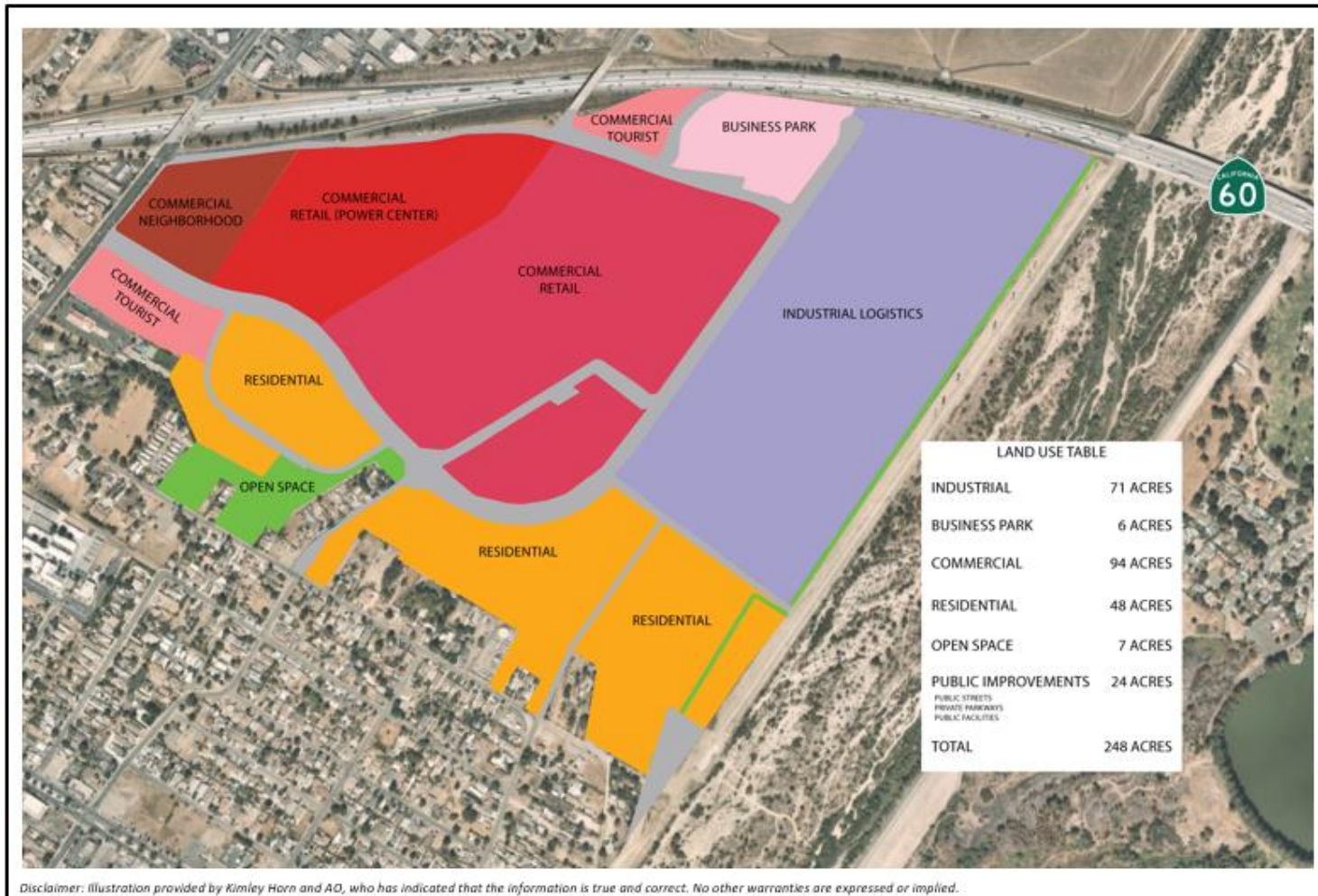

APPENDIX B1

Scoping Meeting PowerPoint Presentation

District at Jurupa Valley Project

Agency CEQA Scoping Meeting – April 20, 2022



Agenda

- 1) Introductions | Roles and Responsibilities
- 2) Overview of CEQA
- 3) Purpose of the CEQA Scoping Meeting
- 4) Project Description | Project Entitlements
- 5) Environmental Process – EIR Components, Schedule
- 6) Questions and Answers
- 7) How to Stay Informed and Comment

Introductions | Roles and Responsibilities

The City of Jurupa Valley

- Lead Agency for CEQA review of the Project
- Responsible for adequacy and objectivity of the CEQA document for the Project

UltraSystems Environmental

- Environmental Consultant retained by the City to prepare the EIR for the project

DO Capital Partners

Project Applicant

Meeting Guidelines

- Follow the Agenda
- Participate actively and respectfully
- Speak in order; the facilitator will mind the queue
- Speak clearly
- Please provide your name and affiliation when you speak/comment

What is CEQA ?

CEQA – California Environmental Quality Act

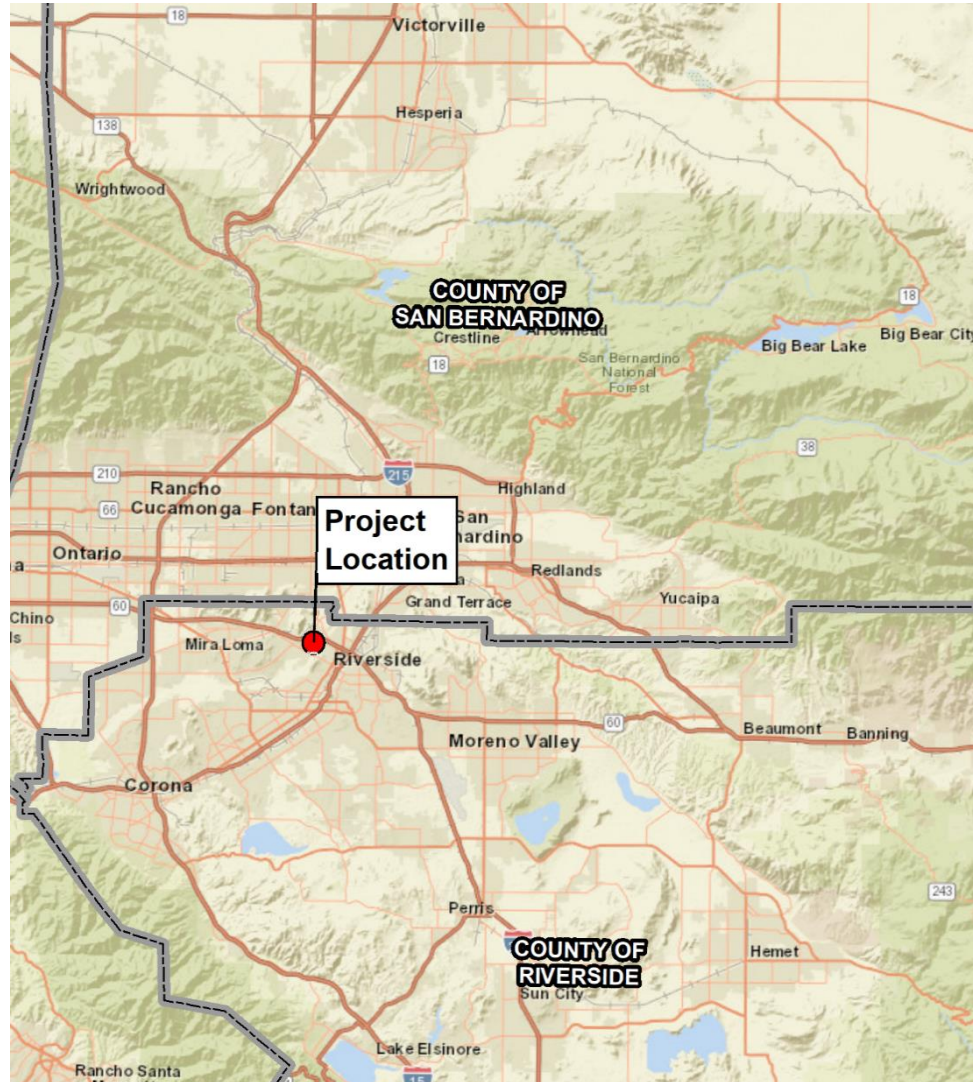
Purpose of CEQA

- Inform decision-makers and the public about potential environmental effects of the proposed activities
- Identify ways to avoid or reduce potential environmental effects
- Analyze alternatives
- Disclose to the public the reasons for approval of project with significant environmental effects

Purpose of the CEQA Scoping Meeting

- To describe the proposed project
- To inform the public and Responsible Agencies about the Project
- To inform the public about the Environmental Process
- To solicit input from the public and interested agencies on the environmental issues and project alternatives to be addressed in the Environmental Impact Report (EIR)

Regional Map



Project Description

District at Jurupa Valley

- Approximately 250 acres, located at the eastern portion of the City, near the Santa Ana River
 - Site access: from points of entry along Frontage Road, Rubidoux Boulevard and Hall Avenue
 - Mix of Uses
- RESIDENTIAL
 - COMMERCIAL NEIGHBORHOOD
 - COMMERCIAL POWER CENTER
 - COMMERCIAL RETAIL
 - HOSPITALITY
 - BUSINESS PARK
 - INDUSTRIAL LOGISTICS
 - OPEN SPACE



Land Use Summary

Land Use	Acreage (Approximate ¹)	Square Feet	Rooms	Units	Project Phase
Residential	48	---	---	1,196	
Multi-Family				298	Phase 1
Multifamily and Single Family				894	Phase 2
Existing Units				4	N/A
Commercial	88	1,482,500	160	---	
Shopping Center		200,000			Phase 1
Fast Food		12,500			Phase 1
Furniture Store/Warehouse		1,000,000			Phase 1
Hotel ²		110,000	160		Phase 2
Discount Store		120,000			Phase 2
Supermarket		40,000			Phase 2
Business Park	6	30,000	---	---	Phase 1
Industrial	71	1,500,000	---	---	Phase 1
Open Space³	7	---	---	---	Phase 1&2
Public Improvements roads, stormwater basins	24	---	---	---	Phase 1&2
TOTAL	244	3,012,500	160	1,196	

Notes:

1. Acreage is approximate and will be confirmed through review of the Tentative Tract Map.
2. Assumed 110,000 SF Hotel. Ultimate square feet will vary depending on rooms and brand. Traffic evaluation is based on quantity of rooms.
3. Open Space acreage is approximate and may be larger or smaller, provided that the overall park acreage in the Specific Plan meets or exceeds the City's park requirements of 3-acres per 1,000 population.

Project Entitlements

1. New Specific Plan and repeal of the existing Emerald Meadows Specific Plan (SP-337).
2. General Plan Amendment to Change the underlying land use designations to accommodate the proposed multi-use project; and to establish the Agua Mansa Warehouse and Distribution Center Overlay Zone on a portion of the Project site.
3. Change of Zone to modify the existing Specific Plan Zone from the Emerald Meadows Ranch Specific Plan to the new District at Jurupa Valley Specific Plan
4. Development Agreement
5. Tentative Maps(s) to subdivide the Project site into several parcels with varying land uses and including street vacations.
6. Site Development Permits as required by the specific plan
7. Conditional Use Permits as required by the specific plan.

Project Traffic Level of Service (LOS)

- ❖ Project traffic (LOS) will be addressed apart from CEQA as part of the overall entitlement process.



Conceptual Site Plan



Disclaimer: Illustration provided by Kimley Horn and AO, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Agency Input & Specific Issues

- The City is holding this scoping meeting to seek input from agencies on what topics they feel should be addressed in the EIR
- Below are specific issues the City wants agencies to be aware of:
 - Increased DPM emissions in an overburdened area
 - Requirements for off-site infrastructure improvements
 - Increase in VMT

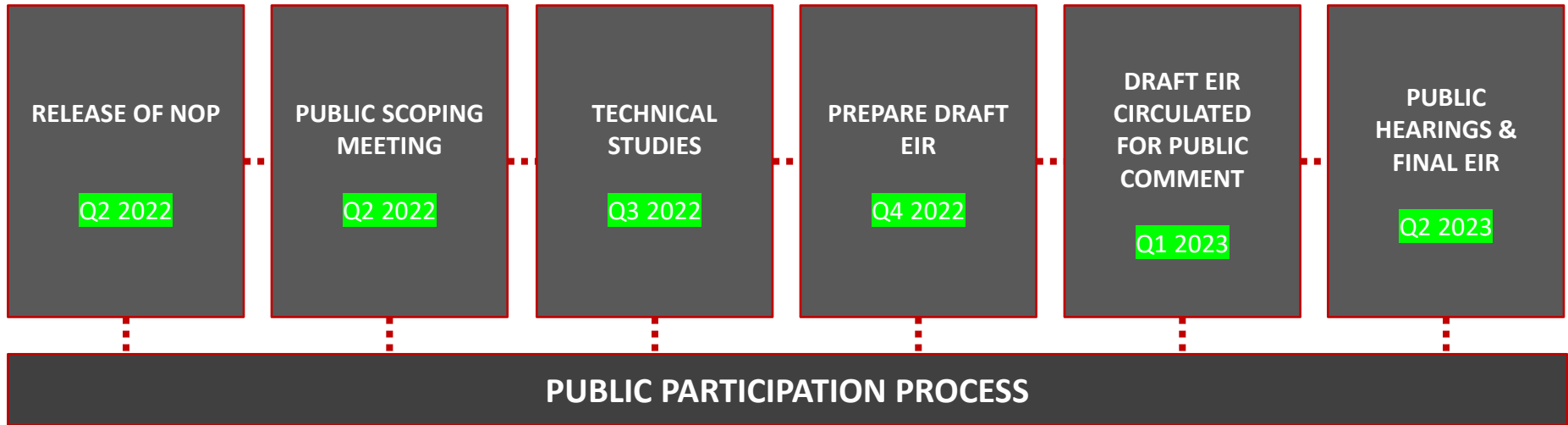
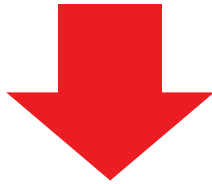
District at Jurupa Valley Draft EIR

- Description of the Project
- Description of Alternatives
- Analysis of potential environmental impacts
- Mitigation
- Comparison of alternatives
- Other considerations, including cumulative impacts and growth-inducing impacts
- Mitigation monitoring and reporting program



Environmental Planning Process Timeline

We are Here



QUESTIONS/ANSWERS & COMMENTS



Public Scoping Comments

- Comments should be submitted in writing during the public review period for the Draft Environmental Impact Report.
- Scoping comments are due by **April 29, 2022**.
- How to comment during the Scoping Process:
 - At this CEQA Scoping Meeting
 - Hand in written comments
 - Submit comments via mail or email to:



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