

APPENDICES

Appendix FEIR-1
NOA The District at Jurupa Valley Specific Plan

City of Jurupa Valley

**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
PROPOSED DISTRICT AT JURUPA VALLEY SPECIFIC PLAN
State Clearinghouse Number 2022040044**

DATE: June 16, 2023

TO: Responsible Agencies, Organizations, and Interested Parties

PROJECT TITLE: The District at Jurupa Valley Specific Plan

CASE NO: MA21269/Specific Plan No. SP21001 – The District at Jurupa Valley Specific Plan

Notice is hereby given that the City of Jurupa Valley (City) as Lead Agency has prepared a DEIR, under the California Environmental Quality Act (CEQA) for the proposed Project identified below. We are requesting comments on the DEIR.

AVAILABILITY OF THE DEIR

Electronic copies of the DEIR are available for public review on the following website: <https://www.jurupavalley.org/DocumentCenter/Index/68>. The DEIR, appendices, and related documents are in the folder labeled “MA21269-The District at Jurupa Valley”. The DEIR will also be available for public review at the following location during regular business hours.

City of Jurupa Valley Planning Department
City of Jurupa Valley
8930 Limonite Avenue, Jurupa Valley, CA 92509

DATES AND PUBLIC COMMENT

The public comment period on the DEIR begins on **June 16, 2023**, and closes at 5:00 p.m. on **July 31, 2023**. Any person wishing to comment on the DEIR may do so. The public comment period will be 45 days. Comments and related material must be submitted on or before **July 31, 2023**, using one of the methods in the **ADDRESSES** section of this Notice of Availability.

PROJECT LOCATION

The City of Jurupa Valley covers approximately 43.5 square miles within the County of Riverside. The City is bordered by unincorporated County of San Bernardino and the City of Fontana to the north, the City of Riverside to the east and south, and the City of Eastvale to the west. The Project site is approximately 248 acres of predominately vacant land located in the eastern portion of the City of Jurupa Valley, near the Santa Ana River and State Route 60 (SR-60), in the County of

Riverside (the “Project site”). (See attached **Exhibit 1**, Regional Location Map and **Exhibit 2**, Local Vicinity Map).

The Project site is generally bordered by SR-60 to the north, the Santa Ana River to the east, 34th Street to the south, and Rubidoux Boulevard to the west. Internal to the Site is Wallace Street where it crosses 34th Street to the south and continues northeast to northwest, intersecting with Hall Avenue near the northern site boundary. Hall Avenue is also located within the Specific Plan area between Frontage Road to the west and Wallace Street to the east; Hall Avenue continues north over SR-60.

The Specific Plan area includes the following 94 Assessor’s Parcel Numbers (APNs): 178-252-003 and 178-252-004, 178-261-001 and 178-261-002; 178-262-001 through -008; 178-290-005; 178-290-009; 178-300-001 through -008; 178-310-001 and 178-310-002; 178-310-004 though -009; 178-310-011 through -015; 178-310-023 through -026; 178-310-028; 178-310-031 through -033; 178-310-041; 178-310-042; 178-310-044; 178-310-046; 178-310-051; 179-130-003 and 179-130-004; 179-130-006 through -008; 179-170-001; 179-170-003 and 179-170-004; 179-170-005; 179-170-007 and 179-170-008; 179-170-016; 179-170-018; 179-170-020; 179-230-010; 179-270-001; 179-270-011 through 179-270-018; 179-270-024; 179-270-028; 179-270-033 and 179-270-034; 179-310-001; 179-310-004; 179-310-005; 179-340-001; 179-340-002; 179-340-005; 178-310-017; 178-310-043; 178-310-045; 179-170-015; 178-310-040; 178-310-018; 178-310-047; 178-310-049; 178-310-030; 178-310-003; 178-310-039 and 178-310-034 (See attached **Exhibit 3**).

PROJECT DESCRIPTION

The proposed Project consists of a new Specific Plan (The District at Jurupa Valley Specific Plan) (“Specific Plan”) that would replace the Emerald Meadows Ranch Specific Plan (SP-337) and EIR (SCH 2004031007) that was approved by Riverside County in 2005, prior to the City’s incorporation.

The new Specific Plan would permit development of up to 1,192 new residential units; approximately 3 million square feet of commercial and industrial land uses (including warehouse and logistic uses); a hotel with conference and hospitality area; and approximately 11 acres of parks and open space (the “Project”). The proposed Specific Plan includes the following land use components as shown in **Table 1** below and depicted in **Exhibit 4** attached.

**Table 1
Specific Plan Land Use Summary**

Land Use	Gross Acreage	Non- Residential Square Feet (SF)	Hotel Rooms	Dwelling Unit
COMMERCIAL				
Neighborhood	20.4	160,000	---	---
Retail	70.3	1,200,000	---	---
Existing Non-Conforming	1.1		---	---
Tourist	5.9	112,500	160	---
Commercial Sub-Total	97.7	1,472,500	160	---
RESIDENTIAL				
High Density Residential 25+ du/acre	42.0	---	---	1,196
Residential Sub-Total	42.0	---	---	1,196

Land Use	Gross Acreage	Non- Residential Square Feet (SF)	Hotel Rooms	Dwelling Unit
BUSINESS PARK				
Business Park	6.8	30,000	---	---
Existing Non-Conforming	1.0		---	---
Business Park Sub-Total	7.8	30,000	---	---
INDUSTRIAL/LOGISTICS				
Industrial	67.3	1,500,000	---	---
Industrial Sub-total	67.3	1,500,000	---	---
OPEN SPACE				
Open Space	11.1	---	---	---
Open Space Sub-Total	11.1	---	---	---
PUBLIC IMPROVEMENTS				
Public Streets	15.8	---	---	---
Public Parkway	-	---	---	---
Public Facility	6.6	---	---	---
Public Imp Sub-Total	22.4	---	---	---
TOTALS	248.3 acres	3,002,500 SF	160 Rooms	1,196 Units

Source: City of Jurupa Valley, 2023

Residential. The residential area of the Specific Plan would consist of 1,192 new dwelling units including both multi-family and single-family unit types, and assumed 4 existing units, on 42 acres. The residential uses would be clustered in the southeast portion of the Project site adjacent to existing residential uses and away from the adjacent freeway. The Specific Plan would include requirements for community amenities (i.e., pools, children play area, social gathering spots, etc.) for the residents, and traffic calming devices designed to divert truck traffic away from the proposed residential neighborhoods as well as existing residential neighborhoods in the vicinity of the Project site. Buffer areas will be required between residential uses and any industrial and warehousing uses.

Commercial. The commercial area of the Specific Plan would include Commercial Neighborhood, Commercial Retail, and Commercial Tourist land uses. The Commercial Neighborhood would include a neighborhood shopping center to serve the local area with a grocery store, restaurants, retail stores, and community services. The Commercial Retail area would be designated for larger big-box retailers to serve regional consumers that may include furniture and product showrooms with on-site assembly and inventory storage. The Commercial Retail area would also include an integrated-use overlay to allow a business that combine their various business operations into a single business operation at one site including a traditional “brick and mortar” retail showroom for display and sale of products to the public and may include product assembly/light manufacturing; warehousing; customer pick-up and/or shipping/receiving. The Commercial Tourist area would include a hotel, exhibit/concert hall, tourist visitor center, or other hospitality and entertainment-related uses. The total commercial area would encompass approximately 98 acres.

Industrial & Business Park. The industrial area would have a maximum of 1.5 million square feet of building area intended to provide a wide range of industrial uses including research and development; light manufacturing, assembly and processing of manufactured goods and materials; warehousing and distribution including e-commerce, high-cube logistics and cross-dock facilities. on approximately 67 acres. An approximately 30,000 square foot business park intended for research and development, technology centers, corporate offices, clean industry, and supporting retail uses would be included on approximately 8 acres. There would be an open

space buffer between the industrial/logistics use and the residential uses to the south. Truck traffic into and out of this area would be prohibited from traveling into the proposed and existing residential areas.

Open Space. The Project would provide approximately 11 acres of both active and passive open space for residents, employees, and visitors in the form of neighborhood parks, urban parks, recreational facilities, community centers, play areas, greenbelts, and off-street trails. The Open Space Land Use Area also incorporates landscape buffers and other water quality management practices to treat stormwater.

Signage and Monuments. The Project would include standards for signage that could be installed within each land use area. Signage standards may include but not be limited to commercial/industrial signs (wall and monument), directional signage, entry features/monuments, and freeway-oriented signs, including Project pylon signs and billboards. The goal would be to provide a comprehensive and cohesive approach to signage throughout the Project site.

Circulation. The circulation system would be designed to minimize traffic on the adjacent neighborhood streets and provide for efficient circulation throughout the Project site and divert truck traffic away from the proposed and existing residential neighborhoods. Through the EIR process on-site and off-site improvements aimed to improve traffic flows on the adjacent local roadways and the adjoining SR-60 are evaluated. Project street improvements would include both on-site and off-site roadways as well as the vacation of certain existing roads or portions of street rights-of-way within the Project site boundaries.

Infrastructure/Utilities. The Project would be required to install sewer, water, storm drain and dry utilities throughout the site in size and capacity to meet the requirements of the development. The EIR analyzes both on-site and off-site infrastructure improvements required for the Project.

Project Phasing. The Project would be phased through multiple projects over many years. Phase 1 is envisioned to start with demolition in 2023, with completion of buildings in 2025. Start of construction of Phase 2 is envisioned with grading in 2026; building completion will be in 2028

Required Entitlements. The following entitlements are required for the proposed Project:

1. New Specific Plan (The District at Jurupa Valley 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; create a new General Plan Overlay, the "Commercial Retail-Integrated Use Overlay and establish the Commercial Retail-Integrated Use Overlay on a portion of the Project site; 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 to vest the Project and allow for the orderly development within the Specific Plan area.
5. Tentative Maps(s) to subdivide the Project site into several parcels with varying land uses and including street vacations.

ENVIRONMENTAL ISSUES. CEQA Guidelines Section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The DEIR prepared for the proposed Project is a full-scope EIR, and has included each of the CEQA Guidelines [Appendix G](#) topical issue areas listed below.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soil
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The DEIR addressed the short-term and long-term effects of the proposed Project on the environment. The DEIR evaluated the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project were also evaluated in the DEIR.

Mitigation measures for those impacts that are determined to be potentially significant are included in the DEIR. And, a mitigation monitoring and report program (MMRP) has been developed as required by Section 15097 of the CEQA Guidelines.

ADDRESSES FOR COMMENTS

<p>Mail: City of Jurupa Valley Planning Department Thomas Gorham, Principal Planner City of Jurupa Valley 8930 Limonite Avenue, Jurupa Valley, CA 92509 Telephone: 951-332-6464</p> <p>Email: tgorham@jurupavalley.org</p>	<p>Hand Delivery: Same as mail address directly above, between 9 a.m. and 5 p.m., Monday through Friday, except Federal holidays.</p>
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CONTACT INFORMATION

If you have questions regarding this notice, please reach out to the point of contact below, in writing or via email:

Thomas Gorham, Principal Planner
City of Jurupa Valley Planning Department
8930 Limonite Avenue, Jurupa Valley, CA 92509
Telephone: 951-332-6464
Email: tgorham@jurupavalley.org

Exhibit 1: Regional Location Map



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

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 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; UltraSystems Environmental, Inc., 2022

January 17, 2022

Scale: 1:633,600

N

0 5 10 Miles

0 5 10 Kilometers

Legend

- Project Location
- County Boundary

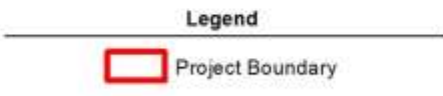
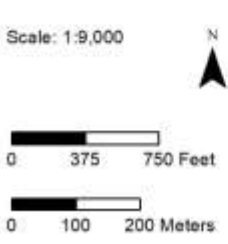
District at Jurupa Valley

Regional Location

Exhibit 2: Local Vicinity Map



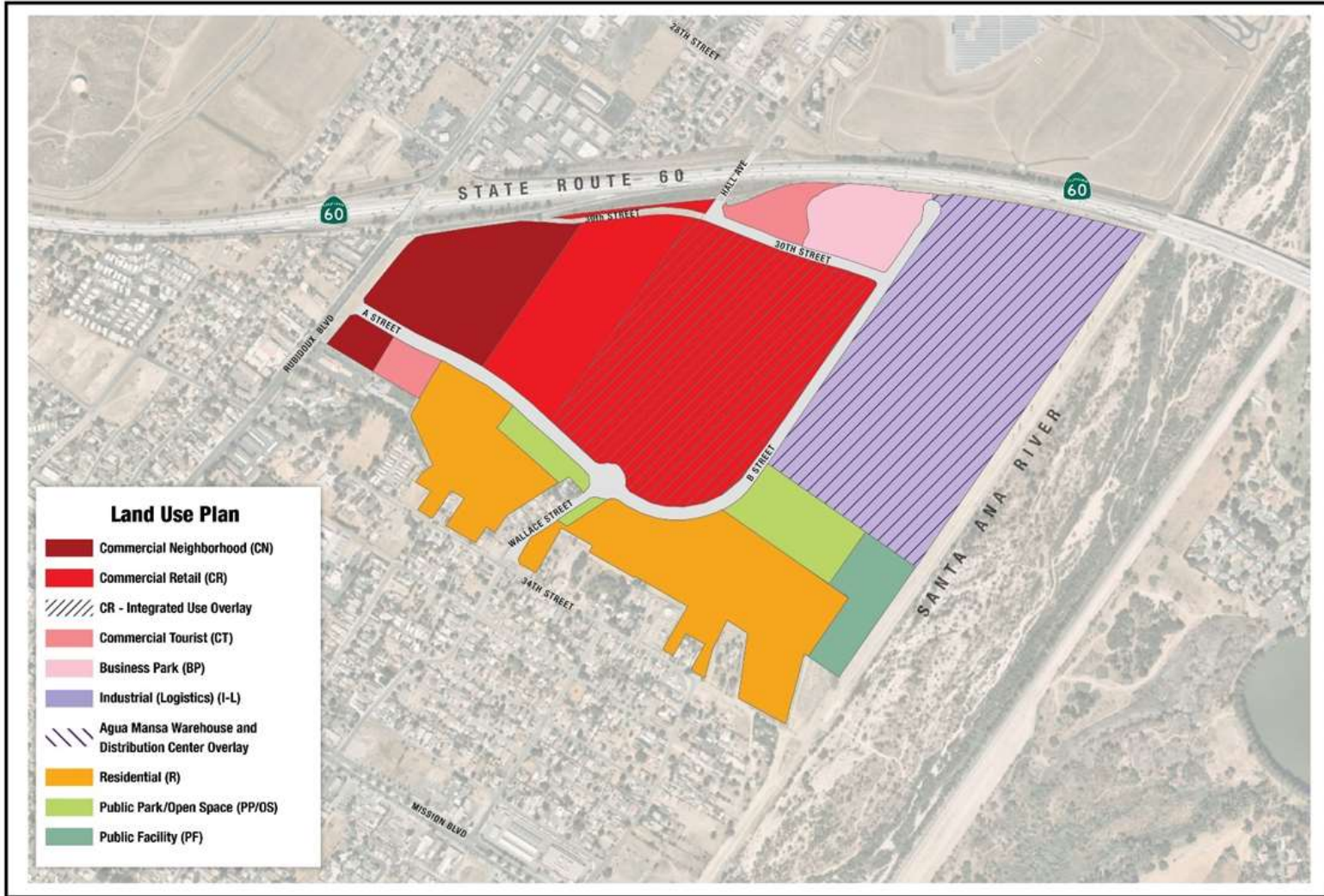
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District at Jurupa Valley
Local Vicinity Map



Exhibit 4: Conceptual Land Use Plan



Source: City of Jurupa Valley, May 31, 2023.

District at Jurupa Valley
Land Use Plan

