

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 4090 Lemon Street
Riverside, CA 92501

From:

Public Agency: City of Jurupa Valley
Address: 8930 Limonite Avenue
Jurupa, CA 92509
Contact: Thomas Gorham, Principal Planner
Phone: (951) 332-6464

Lead Agency (if different from above):
Address:
Contact:
Phone:

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): 2022040044

Project Title: The District at Jurupa Valley

Project Applicant: EM Ranch Owner, LLC

Project Location (include county): City of Jurupa Valley, Riverside County

Project Description:

SEE ATTACHED PROJECT DESCRIPTION

This is to advise that the City of Jurupa Valley has approved the above
(Lead Agency or Responsible Agency)

described project on 09/21/2023 and has made the following determinations regarding the above
(date)
described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

8930 Limonite Avenue, Jurupa, CA 92509

Signature (Public Agency): [Signature] Title: Principal Planner

Date: 09/22/2023 Date Received for filing at OPR:

MA21269

The District at Jurupa Valley Specific Plan

Notice of Determination

Project Description

The project consists of a new specific plan (The District at Jurupa Valley Specific Plan) that would replace the Emerald Meadows Ranch Specific Plan (SP-337) and EIR (SCH2004031007) 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 residential units; 3 million square feet of commercial and industrial land uses (including warehouse and logistic uses as permitted by the Agua Mansa Warehouse and Distribution Overlay Zone proposed to be applied to a portion of the Project site); a hotel with conference and hospitality area; and 11 acres of parks and open space on a 243.1 acre site (the "Project").