

City of Jurupa Valley

**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
PROPOSED SADDLEHORN RANCH RESIDENTIAL
State Clearinghouse Number 2022060680**

DATE: September 29, 2023
TO: Responsible Agencies, Organizations, and Interested Parties
PROJECT TITLE: Saddlehorn Ranch Residential Project
CASE NO: **Master Application MA21256** (General Plan Amendment GPA210008; Tentative tract Map TTM38171)

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 "MA21256-Saddlehorn Ranch". 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 **September 29, 2023**, and closes at 5:00 p.m. on **November 13, 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 **November 13, 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 19.36 acres and is located at 6550 Limonite Avenue, Jurupa Valley, CA. 91762 (generally bordered by Limonite Frontage Road to the north, Maverick Lane to the west, and Riverview Drive to the south) in the eastern portion of the City of Jurupa Valley, west of the Santa Ana River and south of 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, and **Exhibit 3**, Site Plan). The Project site includes the following Assessor's Parcel Number (**APN**): **186-160-021**

PROJECT DESCRIPTION

The Project proposes a General Plan Amendment (GPA) to change the land use designation from EDR (Ranch) to LDR (Country Neighborhood) to accommodate up to 2 dwelling units per acre. The Project proposed to construct on approximately 19.36 acres a subdivision consisting of 31 single-family lots or 1.6 dwelling units per acre. Additionally, the proposed Project involves the construction of site improvements such as landscaping, parking, and infrastructure facilities.

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.

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

1. General Plan Amendment to change the underlying land use designations to accommodate the proposed residential increase in density.
2. Tentative Tract Map to subdivide the Project site into 31 residential lots.

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. An Initial Study was prepared for the Project 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

As a result of the Initial Study the DEIR prepared for the proposed Project is a focused scope EIR and included the topics for Hazards and Hazardous Materials and Land Use and Planning.

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 Initial Study. Additionally, 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>
--	--

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

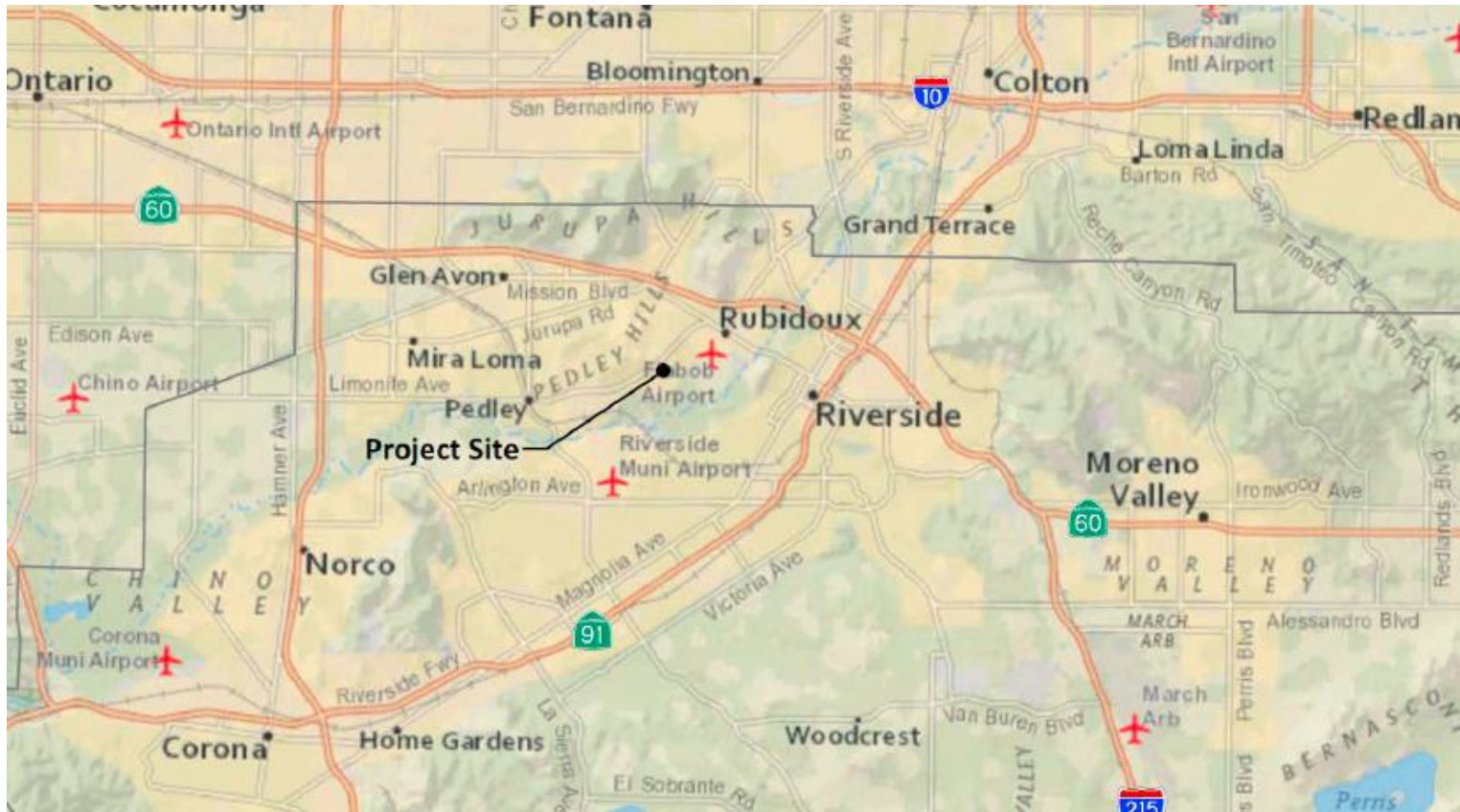


Exhibit 2: Local Vicinity Map

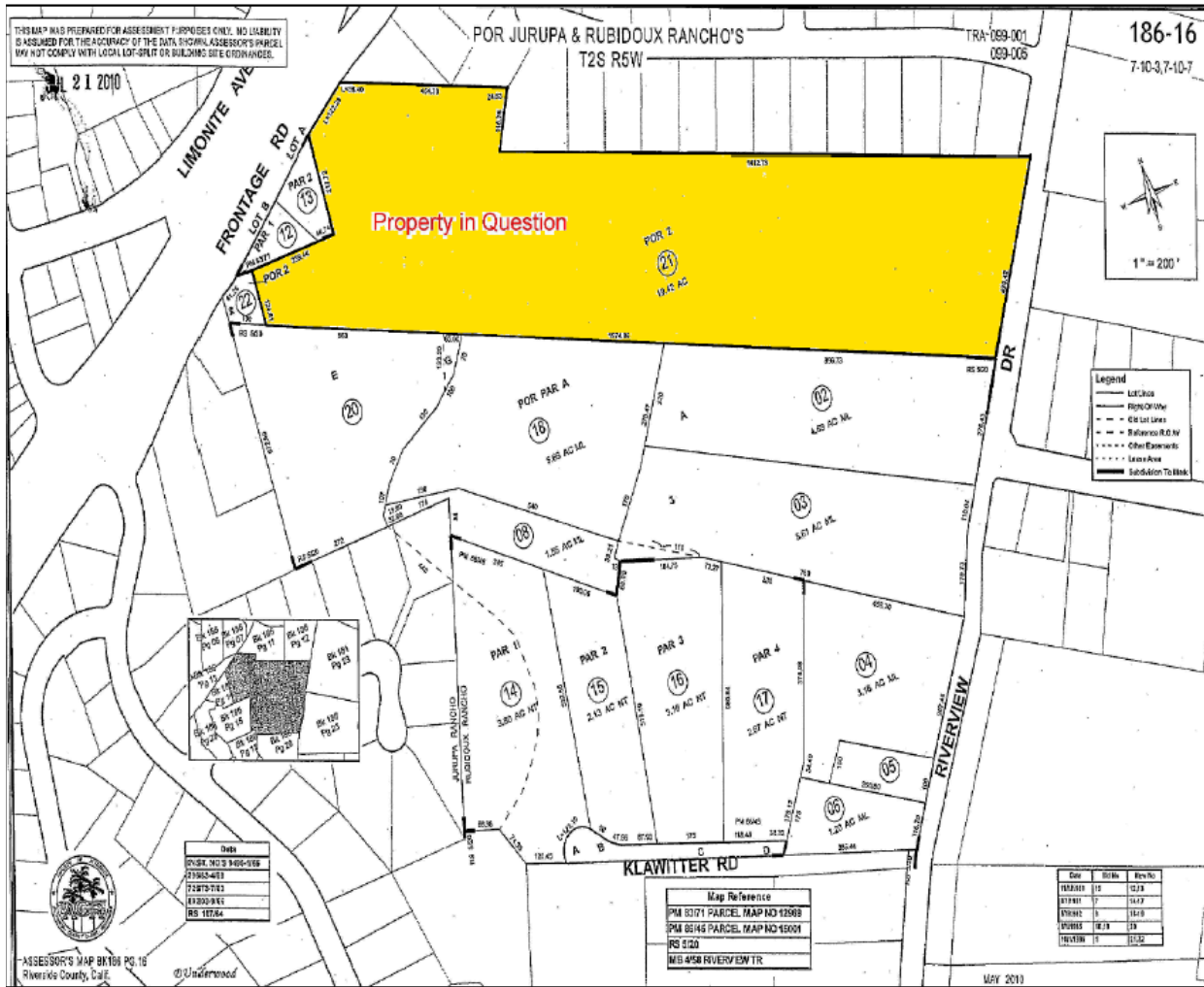


Exhibit 3: Site Plan

