

City of Jurupa Valley

NOTICE OF PREPARATION /INITIAL STUDY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR OLD PLANTATION MOBILE HOME PARK RESIDENTIAL PROJECT

DATE: November 29, 2022

TO: Responsible Agencies
Organizations
Interested Parties

PROJECT TITLE: Old Plantation Mobile Home Park

CASE NO.: MA19216/ Change of Zone (CZ) No. 20013 and Conditional Use Permit (CUP) No. 0097R2

Notice is hereby given that the City of Jurupa Valley (City) as lead agency will be preparing a Draft Environmental Impact Report (Draft EIR) for the proposed project identified below. The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information to be presented in the EIR. The project description, location, and the potential environmental effects are described below.

PURPOSE OF THE NOTICE OF PREPARATION

The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information to be presented in the EIR. The project description, location, and the potential environmental effects are described below.

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 is part of an existing mobile home park in the southeastern portion of the City of Jurupa Valley, in the County of Riverside (the "Project site"). (See Exhibit 1, Regional Location Map and Exhibit 2, Local Vicinity Map).

The Project site area is approximately 27.72 acres and is located at 3825 Crestmore Road, the southwest corner of Mission Boulevard and Crestmore Road and northeast of Capary Road, and 3830 Crestmore Road, the southeast corner of Mission Boulevard and Crestmore Road. The Project site includes portions of Assessor's Parcel Number (APN): 181-130-008 and 181-220-002.

PROJECT DESCRIPTION

The Project requires a Change of Zone (CZ) and a Revised Conditional Use Permit (CUP) to add nine units to an existing mobile home park.

The principal discretionary actions required of the City of Jurupa Valley to implement the Project include: Change of Zone (CZ) No. 20013 and Revised Conditional Use Permit [CUP] No. 0097R2 and, (referred to by the City of Jurupa Valley as Master Application [MA] No. 19216).

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

An Initial Study is being prepared for the Project by the City of Jurupa Valley, the City has determined that the EIR may include, but may not be limited to, an analysis of the following potential environmental effects of the proposed Project:

- Hazards: For a project located within an airport land use plan, result in a safety hazard for people residing or working in the Project area.
- Land Use and Planning: Conflict with the Flabob Airport Land Use Compatibility Plan.
- Other: CEQA-mandated analyses including Alternatives, Cumulative Effects, Energy Conservation, and Growth Inducement.

The City will accept comments on the Notice of Preparation regarding the scope and content of the EIR **commencing on December 5, 2022 and ending at 5:00 pm on January 5, 2023**. Written comments with the project name in the subject line may be sent via mail, e-mail, or fax. Please send your comments at the earliest possible date to:

Gabriel Salazar, Senior Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509
Fax: 951-332-6995 Email: gsalazar@jurupavalley.org

Sincerely,

City of Jurupa Valley

Gabriel Salazar, Senior Planner
City of Jurupa Valley

Exhibit 1, Regional Location Map



Exhibit 2, Local Vicinity Map

