



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE VERNOLA RANCH SPECIFIC PLAN PROJECT

To: State Clearinghouse, Governor's Office of Planning and Research
1400 Tenth Street, Sacramento, California 95814
-AND-
Agencies, Organizations, and Interested Parties

From: City of Jurupa Valley
8930 Limonite Avenue, Jurupa Valley, California 92509

Subject: Notice of Preparation (NOP) of an Environmental Impact Report and Notice of Scoping Meeting for the Vernola Ranch Specific Plan Project (City Case No. MA 22153 – GPA22003, CZ22002, SP266A3, SP22001, TTM38504, DA22001)

Date: December 14, 2022

The City of Jurupa Valley (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Vernola Ranch Specific Plan (VRSP) Project (proposed project), described below. The Project Applicant is Anthony P. Vernola Trust. The City is soliciting input from 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.

The City will accept comments on the NOP regarding the scope and content of the EIR between December 14, 2022 and January 13, 2023. Written comments with the project name in the subject line may be sent via mail or e-mail no later than 5:00 PM on January 13, 2022. Please send your comments at the earliest possible date to:

Kumail Raza, Senior Planner
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509
Email: kraza@jurupavalley.org

Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a Responsible or Trustee Agency for this Project, please so indicate.

NOTICE OF PUBLIC SCOPING MEETING:

As part of the EIR process, the City will hold a public scoping meeting at 10 AM on January 9, 2023 at Jurupa Valley City Hall at 8930 Limonite Avenue, Jurupa Valley, CA.

If you are unable to participate in the meeting via the process set forth above, please contact Kumail Raza, Senior Planner at kraza@jurupavalley.org with a request for alternative accommodations.

PROJECT LOCATION

The project site consists of approximately 153 acres located east of Interstate 15 (I-15), west of Pats Ranch Road, south of Bellegrave Avenue, and north of Limonite Avenue. The project site includes several large undeveloped parcels currently being utilized for agricultural uses. The project site is also identified as Riverside County Assessor's Parcel Nos. 160-050-070, 160-050-063, 160-050-072, 160-050-073, 160-050-067, 160-050-068, 160-050-074, 160-050-074, and 160-050-023.

(See Exhibit 1-Vicinity Map, Exhibit 2-Aerial Photograph, and Exhibit 3-USGS Map)

PROJECT DESCRIPTION

The project is referred to as Master Application (MA) 22153, consisting of the following requested approvals and land use entitlements.

Zone Change and General Plan Amendment

The project will also require a Change of Zone from Residential (R-1) and Industrial (I-P) to Specific Plan (SP) and a General Plan Amendment to change from Medium Density Residential and Industrial Park to the appropriate designation for the proposed densities (VHDR, HDR, MHDR, MDR, OS-R, and OS-B) per Exhibit 4.

Specific Plan Amendment

In 1993, the County of Riverside adopted the I-15 Corridor Specific Plan (SP No. 266), which included these parcels. The property is currently zoned within the Specific Plan for medium density residential (Planning Areas 10, 13, & 15) and industrial park (Planning Area 20). This project proposes a Specific Plan Amendment to remove Planning Areas 10, 13, 15, & 20 consisting of approximately 153 Acres from the I-15 Corridor Specific Plan and proposes the new Vernola Ranch Specific Plan for this area.

Specific Plan Development

The Vernola Ranch Specific Plan proposes a residential community that will allow for high-quality and innovative residential development with a variety of public benefits. The project proposes approximately 1,576 residence (single-family, multi-family, townhomes, and other housing types) recreation areas, a network of trails & parks, internal street network, open space, landscaping, and street improvements on approximately 153 gross acres. As shown in Table 1, the Specific Plan will be divided into 20 Planning Areas

to guide land use types and intensity. The project also includes an overlay for a potential school site located at the northeast portion of the site. (See Exhibit 4-Proposed Land Use Plan)

Table 1: Land Use Plan Summary

Planning Area Number (old)	Land Use Designation	Density/Range (DU/AC)	Gross Area (Acres)	Dwelling Units
PA-1	HDR	15 to 23	3.22	52
PA-2	HDR	15 to 23	7.05	116
PA-3	MHDR	8 to 15	4.89	68
PA-4	MHDR	8 to 15	7.28	94
PA-5	MHDR	8 to 15	5.18	47
PA-6	MHDR	8 to 15	4.12	39
PA-7	MHDR	8 to 15	2.64	24
PA-8	MHDR	8 to 15	8.8	81
PA-9	MDR	4 to 8	4.46	26
PA-10	MDR	4 to 8	8.01	42
PA-11	MDR	4 to 8	7.09	55
PA-12	MDR	4 to 8	13.1	77
PA-13	MDR	4 to 8	10.17	61
PA-14	MDR	4 to 8	12.1	90
PA-15	MHDR	8 to 15	6.03	49
PA-16	MHDR	8 to 15	5.25	51
PA-17	VHDR	23 to 25	24.1	604
PA-18	OS-R		3	
PA-19	OS-R		7.23	
PA-20	OS-B		9.47	
Total			153.19	1,576

MDR- Medium Density Residential; MHDR – Medium High Density Residential; HDR – High Density Residential; VHDR – Very High Density Residential; OS-R Open Space Recreation; OS-B Open Space Basin

Note: Approximately 9 acres of Planning Areas 15 and 16 are within a School Site Overlay as depicted in Exhibit 4. If the School develops, any dwelling units taken by the School may be redistributed throughout the Specific Plan up to 100 units.

Street Improvements and Access

Project access is proposed via four driveways along Pats Ranch Road: one each at Shearwater Drive, Park Center Drive, and Boca Place as well as one driveway south of Boca Place exclusively for the proposed apartment complex at PA-17. The project proposes to construct roundabouts at the existing intersections of Pats Ranch Road at Shearwater Drive, Park Center Drive, and Boca Place. The apartments’ driveway is proposed to be controlled by one-way stop. The project is also proposing to complete the Pats Ranch Road connection between Bellegrave Avenue and Shearwater Drive and construct a new traffic signal at the intersection of Bellegrave Avenue at Pats Ranch Road. In addition, the project proposes to improve the southbound approach of Pats Ranch Road at Limonite Avenue to provide one exclusive left-turn lane, one shared through/right lane, and one exclusive right-turn lane. The roadway improvements along Pats Ranch Road are to include roadside features such as curbs, gutters, sidewalks, and landscaped parkways.

Tentative Tract Map

A Tentative Tract Map (TTM 38504) will also be processed to subdivide the property and create the planning areas and phasing, which will include the additional 39 acres south of the site (Commercial Planning Areas 11 & 12 of SP No. 266). The southern 39 acres, between the south boundary of the proposed VRSP and Limonite Avenue is currently approved for commercial use under the I-15 Corridor Specific Plan and related EIR and will remain in the I-15 Corridor Specific Plan. However, since this area is a portion of three of the legal parcels of the proposed project, it will be included in the Tentative and Final Tract Map which will be processed and recorded to create the planning areas and phasing. The map will cover the entire proposed 153-acre Vernola Ranch Specific Plan, as well as the balance of the legal parcels to separate this area out (\pm 39 acres-POR of APN's: 160-050-005, -012, -023, -073 and -074). In order to provide one cohesive development, minimize construction traffic, and balance the earthwork, the southern 39 acres will be mass graded with the VRSP, therefore; this area will be evaluated in the grading analysis for the VRSP.

Development Agreement

The Project Applicant proposes to enter into a Development Agreement with the City of Jurupa Valley, which would provide long term vested right to develop the proposed project on the Project site and provide community benefit to the City.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

The City has determined that an Environmental Impact Report (EIR) will be required for the project. All of the environmental topics identified in the CEQA Guidelines will be evaluated:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- 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

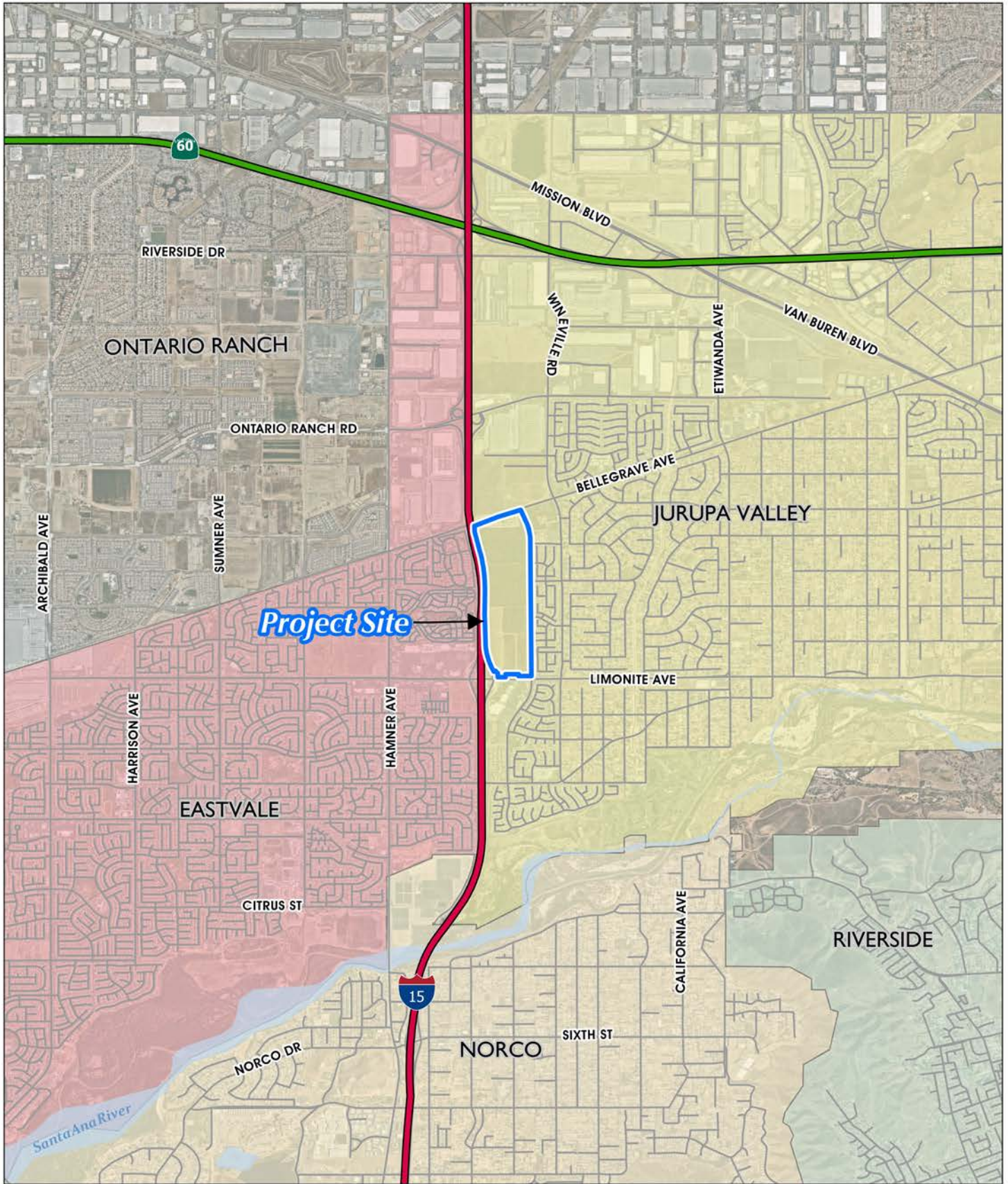
Attachments:

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial Photograph

Exhibit 3 – USGS Map

Exhibit 4 – Proposed Land Use Plan



Source(s): Esri, Nearmap Imagery (2022), RCLMA (2022)

Exhibit 1



Vicinity Map

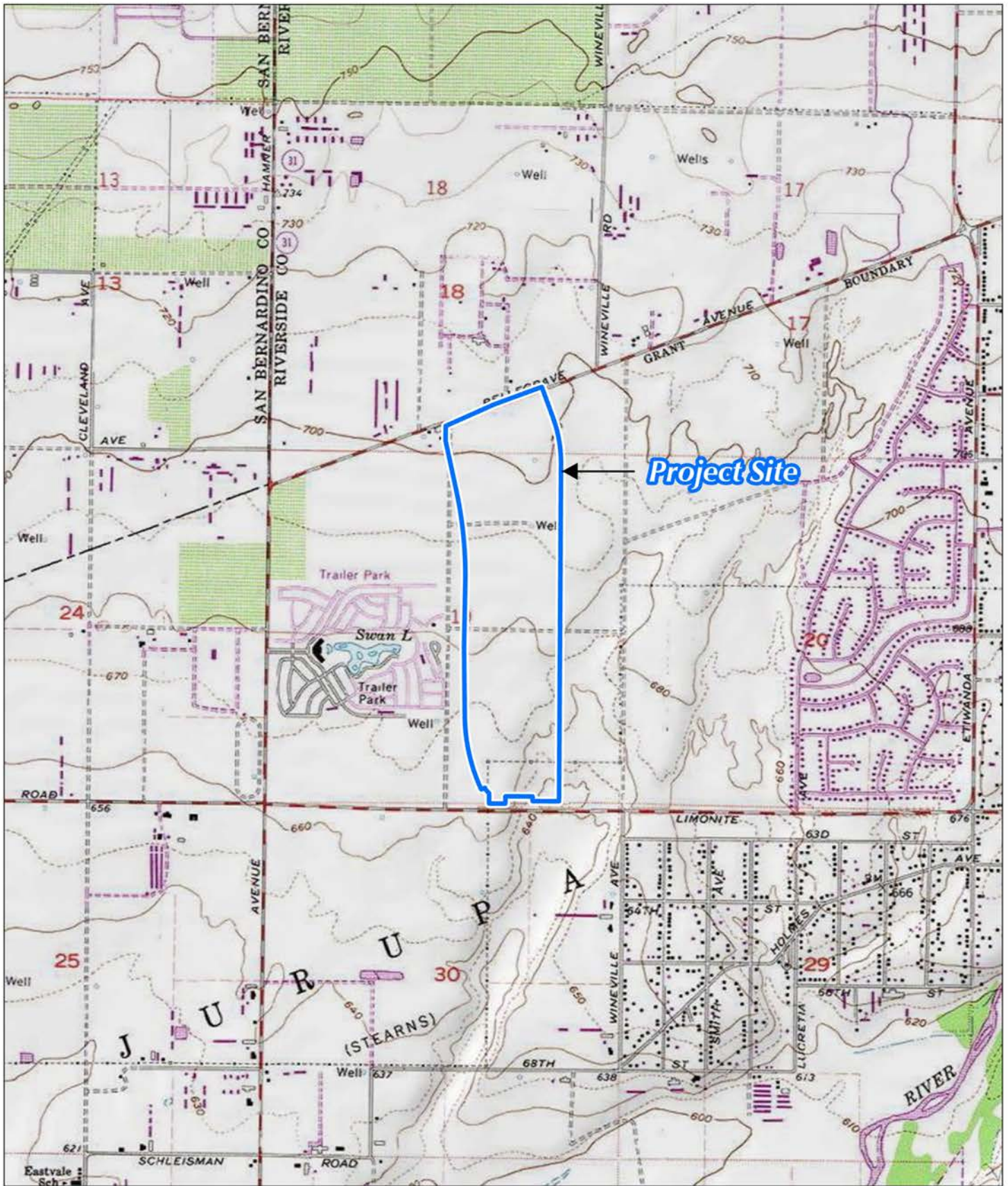


Source(s): Esri, Nearmap Imagery (2022), RCTLMA (2022)

Exhibit 2



Aerial Photograph



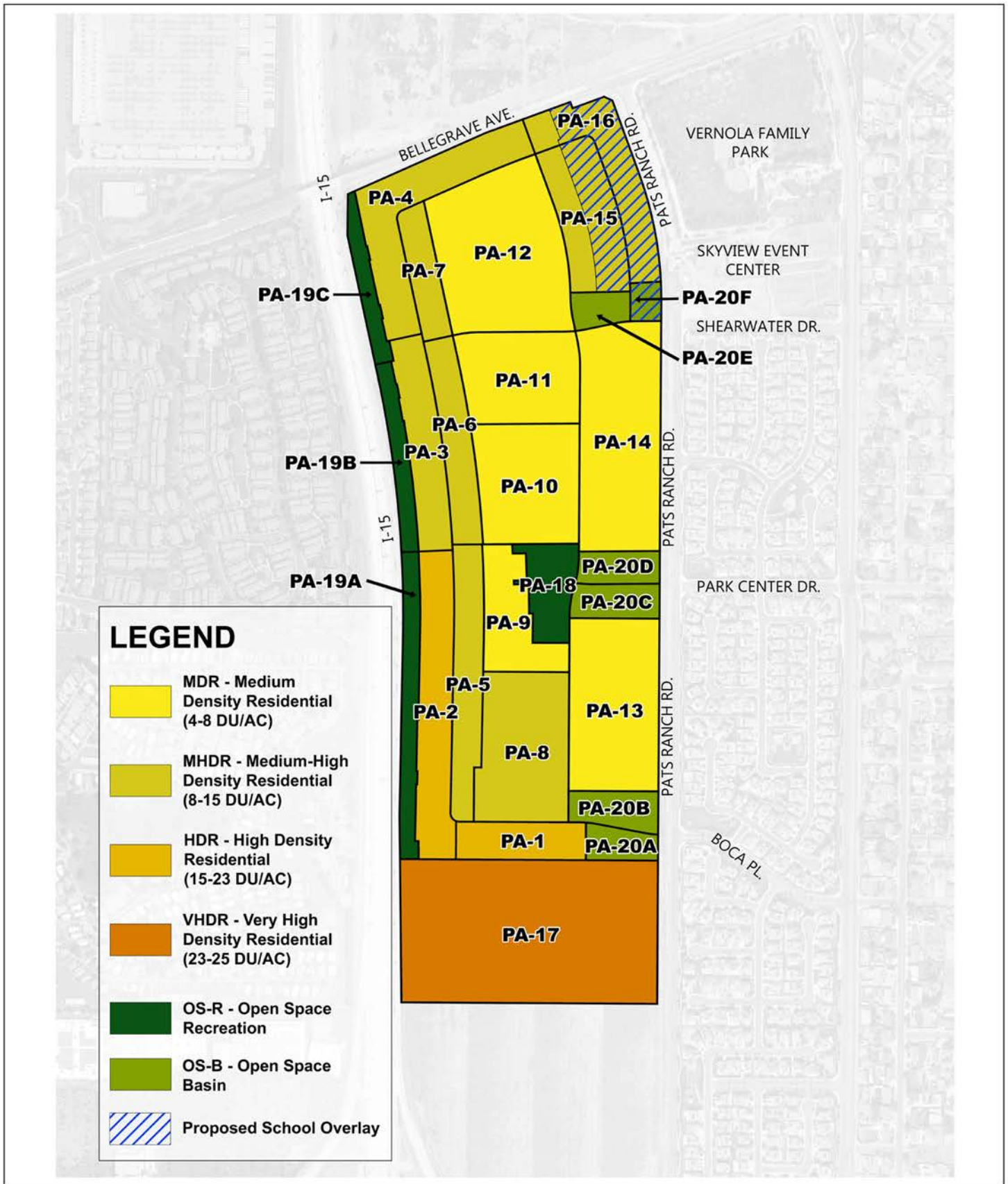
Source(s): Esri, USGS (2013)

Exhibit 3



USGS Topographic Map

Vernola Ranch Specific Plan



Source(s): Albert A. Webb & Associates (10-24-2022)

Exhibit 4



Not to Scale



Proposed Land Use Plan