

NOTICE OF AVAILABILITY
Draft Environmental Impact Report
Vernola Ranch Specific Plan Project
(SCH No. 2022120318)

Lead Agency

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Project Title

Vernola Ranch Specific Plan Project (City Case No. MA22153 – GPA22003, SPA266A5, CZ22002, SP22001, TTM38504, DA22001)

Notice Is Hereby Given

By the City of Jurupa Valley (City), as the Lead Agency under the California Environmental Quality Act (CEQA), that the preparation of a Draft Environmental Impact Report (Draft EIR) for the Vernola Ranch Specific Plan Project (the Project) is available for public review and comment. The EIR and all documents incorporated by reference are available for viewing at the City of Jurupa Valley Community Development Department, 8930 Limonite Avenue, Jurupa Valley, California 92509. The EIR is available online for viewing at: <https://www.jurupavalley.org/DocumentCenter/Index/68> under the folder labeled MA22153 Vernola Ranch Specific Plan and printed copies available for review at:

Jurupa Valley City Hall

8930 Limonite Avenue
Jurupa Valley, CA 92509-5183

Glen Avon Library

9244 Galena Street
Jurupa Valley, CA 92509

Louis Rubidoux Library

5840 Mission Boulevard
Jurupa Valley, CA 92509

Public Comment Period

In accordance with CEQA, a 45-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR. The comment period will start on **October 16, 2023**, and end at 5:00PM on **November 30, 2023**. Written comments should be directed by e-mail or U.S. mail to the Lead Agency address and contact shown above.

1) Project Location

The approximately 200.7-acre Project site is located in the City of Jurupa Valley, Riverside County, California, located east of Interstate 15 (I-15), west of Pats Ranch Road, south of Bellegrave Avenue, and north of Limonite Avenue. The 200.7-acre Project site includes the 153-acre Vernola Ranch Specific Plan (hereafter “Specific Plan Area”), 36 acres south of the Specific Plan Area, and approximately 11.7 acres of off-site street improvements on Limonite Avenue, Pats Ranch Road, and Bellegrave Avenue. I-15 abuts the Project site to the west, State Route 60 (SR-60) is located approximately 1.9 miles north of the Project site, and SR-91 is located 6.5 miles south of the Project site. The Assessor’s Parcel Numbers (APNs) for the Project site are 160-050-005, 160-050-012, 160-050-023, 160-050-063, 160-050-070, 160-050-067, 160-050-068, 160-050-072, 160-050-073, and 160-050-074. Regional access is provided by I-15 via Limonite Avenue. Local access to the Project site is currently provided by Bellegrave Avenue to the north.

2) Project Description

The Project entails development of the 153-acre Specific Plan Area with residential development with densities ranging from 4 to 25 dwelling units per acre. The Project proposes approximately 1,576 residential dwelling units (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, and includes an overlay for a potential school site located at the northeast portion of the Specific Plan Area. The Project also includes 36 acres south of the Specific Plan Area that will be

mass graded, and approximately 11.7 acres of off-site street improvements on Limonite Avenue, Pat's Ranch Road and Bellegrave Avenue.

This EIR analyzes the physical environmental effects associated with all components of the Project, including planning, construction, and Project operation. Governmental approvals requested from the City of Jurupa Valley by the Project Applicant include:

1. **General Plan Amendment (GPA) No. 22003** would amend the General Plan Land Use designation from Medium Density Residential and Business Park to the appropriate designation for the proposed densities (MHDR – Medium High-Density Residential; HDR – High-Density Residential; VHDR – Very High Density Residential; HHDR - Highest Density Residential; OS-R Open Space Recreation; and OS-W Open Space Water).
2. **Specific Plan Amendment No. 266A5** is required to remove Planning Areas 10, 13, 15, & 20 (approximate 153-acre Specific Plan Area) from the I-15 Corridor Specific Plan.
3. **Change of Zone (CZ) No. 22002** is required to change the 153-acre Specific Plan Area zoning from One- (1) Family Dwellings (R-1) and Industrial Park (I-P) under the I-15 Corridor Specific Plan No. 266 to Vernola Ranch Specific Plan.
4. **Vernola Ranch Specific Plan (SP22001)** provides the development standards and design guidelines for the 153-acre Specific Plan Area.
5. **Tentative Tract Map (TTM) No. 38504** is proposed to subdivide the 200.7-acre Project site and create Planning Areas and phasing.
6. **Development Agreement (DA) No. 22001** is proposed between the Project Applicant and the City of Jurupa Valley to provide a long-term vested right to develop residential buildings on the Specific Plan Area and to provide community benefits to the City.

These applications, as submitted to the City of Jurupa Valley by the Project Applicant, are incorporated by reference in the Draft EIR pursuant to CEQA Guidelines § 15150 and are available for review at the City of Jurupa Valley, Community Development Department, 8930 Limonite Avenue, Jurupa Valley, California 92509.

Potentially Significant Environmental Impacts

Based on analysis provided in the Draft EIR, it was determined that the Project would result in significant impacts related to agriculture and forestry resources, air quality, biological resources, geology and soils, greenhouse gas emissions, and transportation. All feasible mitigation measures have been incorporated into the Project to reduce impacts to less than significant. With the implementation of all possible mitigation measures, impacts related to agriculture and forestry resources, air quality, greenhouse gas emissions, and transportation will remain significant and unavoidable.

Scheduled Public Hearing

The Planning Commission and City Council will hold a public hearing(s) regarding the Project and EIR at a future date to be determined. Public notice will be provided at least ten (10) days in advance of any hearing.

Hazardous Waste and Substances Listed Under Government Code Section 65962.5

The Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Publication Date: October 16, 2023