Form A
Notice of Completion and Environmental Document Transmittal

SCH # 2017071034

For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: City of Jurupa Valley Agua Mansa Commerce Park Specific Plan
Lead Agency: City of Jurupa Valley
Contact Person: Anette Tam, Senior Planner
Street Address: 8930 Limonite Avenue
City: Jurupa Valley
Telephone: (951) 332-6464
Zip Code: 92509
County: Riverside County

Project Location: County: Riverside County City/Nearest Community: City of Jurupa Valley
Cross Streets: El Rivino Road and Rubidoux Boulevard.
Lat./ Long.: 34°01’36"N 117°31’4.5"W
Assessor’s Parcel No. 175-170-005, a portion of 006, 027, 028, 030, 036, 040, 042, 043, 045 and 046; 175-180-001; and 175-200-001 through 005, and 007 through 009. A portion of the canal.

Total Acres: 302.8

Within 2 Miles: State Hwy #: SR-60 Waterways: West Riverside Canal
Airports: None Railways: Union Pacific Schools: Walter Zimmerman Elementary School

Document Type:
CEQA: □ NOP □ Early Cons □ Neg Dec □ Mit Neg Dec □ Other: _________
□ Draft EIR □ Supplement/Subsequent EIR (Prior SCH No.) _________
□ Noi □ EA □ Draft EIS □ FONSI
□ Other: __________

Local Action Type:
□ General Plan Update □ Specific Plan □ Rezone □ Annexation
□ General Plan Amendment □ Master Plan □ Prezone □ Redevelopment
□ General Plan Element □ Planned Unit Development □ Use Permit □ Coastal Permit
□ Community Plan □ Site Plan □ Land Division (Subdivision, etc.) □ Other: ________

Development Type:
□ Residential: Units ______ Acres ______ □ Water Facilities: Type __________ MGD
□ Office: Sq.ft. 264,000 Acres ______ Employees ______ □ Transportation: Type __________
□ Commercial: Sq.ft. ______ Acres ______ Employees ______ □ Mining: Mineral __________
□ Industrial: Sq.ft. 4,216,00 Acres ______ Employees ______ □ Power: Type __________
□ Other: ________________________________
□ Educational: Approx. ______ □ Waste Treatment: Type __________ MGD
□ Recreational: Open Space 70.9 acres □ Hazardous Waste: Type ____________
Total Acres (approximate): 302.8 □ Other: ________________________________

Project Issues Discussed in Document:
□ Aesthetic/Visual □ Fiscal □ Recreation/Parks □ Vegetation
□ Agricultural Land □ Flood Plain/Flooding □ Schools/Universities □ Water Quality
□ Air Quality □ Forest Land/Fire Hazard □ Septic Systems □ Water Supply/Groundwater
□ Archeological/Historical □ Geologic/Seismic □ Soil Erosion/Compaction/Grading □ Wetland/Riparian
□ Biological Resources □ Minerals □ Solid Waste □ Wildlife
□ Coastal Zone □ Noise □ Toxic/Hazardous □ Growth Inducing
□ Drainage/Absorption □ Population/Housing Balance □ Traffic/Circulation □ Land Use
□ Economic/Jobs □ Public Services/Facilities □ Other: ________________________________
□ Other: ________________________________

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Revised 2008
Present Land Use/Zoning/General Plan Designation: General Plan Designation: Business Park-Specific Plan (BP-SP)
Land Use: Zoning: General Plan: Zoning: The majority of the project site is zoned Manufacturing-Heavy (M-H). The northeast corner of the site is zoned Manufacturing-Service Commercial (M-SC).

Project Description:
The Agua Mansa Commerce Park Specific Plan is a proposed industrial and business park with retail overlay and open space development located on the former Riverside Cement Plant facility. The site was previously utilized for mining and cement production, until operations ceased in 2014. Concrete and steel structures, cement production lines, storage silos and sheds, a cement bagging building, empty tanks, conveyor belts, soil and material stockpiles, utility tunnels, a control center and an administration building still remain onsite. Project development includes demolition of all on-site structures associated with the Riverside Cement Plant. Additionally, former limestone quarries are located in the southern portion of the site. The brownfield site is being decommissioned and prepared for environmental remediation in order to redevelop the site as proposed in the Specific Plan. The Department of Toxic Substances Control (DTSC) is overseeing and directing all site investigation and cleanup activities in a manner that ensures that the standards and requirements of DTSC and the Regional Water Quality Control Board are fully addressed.

The Specific Plan area would consist of three primary land uses: 1) Industrial Park, 2) Business Park (with potential retail component) and 3) Open Space. Buildout of the Specific Plan would allow up to 4,480,000 square feet of total building area and 70.9 acres of open space.

Form A, continued
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Reviewing Agencies Checklist
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an “X”.
If you have already sent your document to the agency please denote that with an “S”.

X Air Resources Board
Boating and Waterways, Department of
X California Highway Patrol
Caltrans District #8
Caltrans Division of Aeronautics
Caltrans Planning (Headquarters)
Coachella Valley Mountains Conservancy
Coastal Commission
Colorado River Board
Conservation, Department of
Corrections, Department of
Delta Protection Commission
Education, Department of
Energy Commission
Fish and Game Region #6
Food and Agriculture, Department of
Forestry and Fire Protection
General Services, Department of
Health Services, Department of
Housing and Community Development
Integrated Waste Management Board
Native American Heritage Commission
Office of Emergency Services

Office of Historic Preservation
Office of Public School Construction
Parks and Recreation
Pesticide Regulation, Department of
Public Utilities Commission
Reclamation Board
Regional WQCB #8
Resources Agency
S.F. Bay Conservation and Development Commission
San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
San Joaquin River Conservancy
Santa Monica Mountains Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of

Other:

Local Public Review Period (to be filled in by lead agency):
Starting Date: 12/16/2019
Ending Date: 01/31/2020

Lead Agency (complete if applicable):
Consulting Firm: PlaceWorks
Address: 3 MacArthur Place Suite 1100

Applicant:
Name: City of Jurupa Valley, Annette Tam
Address: 8930 Limonite Avenue

Revised 2008
City/State/Zip: Santa Ana, California 92707
Contact: JoAnn Hadfield
Telephone: 714.966.9220

City/State/Zip: Jurupa Valley, CA 92509
Telephone: (626)-584-8951

Signature of Lead Agency Representative: [Signature]
Date: 12/13/2019