

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

Telephone: (951) 332-6464

City: Jurupa Valley

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.

Zip Code: 92509

Lat. / Long.: 34°01'36"N 117°31'4.5"W

Total Acres: 302.8

Assessor's Parcel No. 175-170- 005, a Section: 4 Twp: 2 South Range: 6 West Base: San Bernardino
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.

Within 2 Miles: State Hwy #: SR-60 Waterways: West Riverside Canal

Governor's Office of Planning & Research

Airports: None Railways: Union Pacific Schools: Walter Zimmerman Elementary School

DEC 16 2019

STATE CLEARINGHOUSE

Document Type:

- CEQA: [ ] NOP [x] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Other: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [x] 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
[x] Office: Sq.ft. 264,000 Acres Employees
[x] Commercial: Sq.ft. Acres Employees
[x] Industrial: Sq.ft. 4,216,000 Acres Employees
[ ] Educational: Approx.
[x] Recreational: Open Space 70.9 acres
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
Total Acres (approximate): 302.8 [ ] Other:

Project Issues Discussed in Document:

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

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**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).  
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**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".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board         | <input type="checkbox"/> Office of Historic Preservation                                    |
| <input type="checkbox"/> Boating and Waterways, Department of   | <input type="checkbox"/> Office of Public School Construction                               |
| <input type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Parks and Recreation   |
| <input checked="" type="checkbox"/> Caltrans District # 8       | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input type="checkbox"/> Caltrans Division of Aeronautics       | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning (Headquarters)       | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 8                                       |
| <input type="checkbox"/> Coastal Commission                     | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Colorado River Board                   | <input type="checkbox"/> S.F. Bay Conservation and Development Commission                   |
| <input type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of             | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input type="checkbox"/> Delta Protection Commission            | <input type="checkbox"/> Santa Monica Mountains Conservancy                                 |
| <input type="checkbox"/> Education, Department of               | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                      | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish and Game Region # 6    | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food and Agriculture, Department of    | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry and Fire Protection           | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> General Services, Department of        | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Health Services, Department of         | <input type="checkbox"/> Water Resources, Department of                                     |
| <input type="checkbox"/> Housing and Community Development      | Other: _____  |
| <input type="checkbox"/> Integrated Waste Management Board      | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission    | Other: _____  |
| <input type="checkbox"/> Office of Emergency Services           | Other: _____  |

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**Local Public Review Period** (to be filled in by lead agency):

Starting Date: 12/16/2019

Ending Date: 01/31/2020  
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**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

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

*Dina El-Chammas*

Date:

12/13/2019

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.