

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 4080 Lemon Street, 1st Floor
Riverside, California 92502-0751

From:

Public Agency: City of Jurupa Valley
Address: 8930 Limonite Avenue
Jurupa Valley, California 92509-5183
Contact: Annette Tam, Principal Planner
Phone: (951) 332-6464

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017071034

Project Title: Agua Mansa Commerce Park Specific Plan

Project Applicant: City of Jurupa Valley

Project Location (include county): City of Jurupa Valley, County of Riverside

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. Project development includes demolition of all on-site structures associated with the Riverside Cement Plant. The brownfield site is being decommissioned and prepared for environmental remediation in order to redevelop the site as proposed in the Specific Plan. (See Attachment for continued Project Description.)

This is to advise that the City of Jurupa Valley has approved the above (Lead Agency or Responsible Agency)

described project on 05/07/2019 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Jurupa Valley City Hall, 8930 Limonite Avenue Jurupa Valley, CA 92509-5183

Signature (Public Agency): [Signature] Title: Principal Planner

Date: 5/7/2020 Date Received for filing at OPR: Governor's Office of Planning & Research

**MA16170**  
**Notice of Determination**

Continued Project Description

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The 302.8-acre Specific Plan area is in the most northeastern corner of Jurupa Valley and adjacent to the City of Rialto and the unincorporated community of Bloomington in San Bernardino County. 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.