

Notice of Section 401 Application Reception

File Number: 332022-31

Project Name: The District at Jurupa Valley Project

Received: 11/09/2022

Date Posted: 11/22/2022

End of 21 Day Public Comment Period: 12/13/2022

Project City: Jurupa Valley

Project County: Riverside

Applicant Organization: EM Ranch Owner, LLC

Applicant Name: Matthew Dugally

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The basic project purpose and need is to accommodate the demand for additional housing opportunities, expansion of commercial and employment centers within the city of Jurupa Valley and create jobs through the construction of a variety of housing types, commercial uses, hospitality, business park, and warehouse/logistic uses. The overall project purpose is to provide a multi-use development consistent with all applicable Jurupa Valley General Plan policies, goals, and requirements and goals of the Specific Plan to establish the building improvements, infrastructure, recreational features, and other identified facilities, services, and amenities as guided by the standards and guidelines provided in the Specific Plan.

Project Activities: The project site is approximately 243 acres of predominately vacant land located at the eastern portion of the city of Jurupa Valley, near the Santa Ana River and SR-60, in the county of Riverside. The proposed project consists of a new specific plan (The District at Jurupa Valley Specific Plan) that would replace the Emerald Meadows Ranch Specific Plan (SP-337) and Environmental Impact Report (EIR) (SCH #2004031007) that was adopted by the County of Riverside in 2005, prior to the City's incorporation. The new specific plan would permit development of up to 1,192 residential units; 3 million square feet of commercial and industrial land uses (including warehouse and logistic uses as permitted by the Agua Mansa Warehouse and Distribution Overlay Zone proposed to be applied to a portion of the project site); a hotel with conference and hospitality area; and 7 acres of parks and open space. The residential area of the specific plan would consist of 1,192 new dwelling units including both multi-family and single-family unit types and assumed 4 existing units. The residential uses would be clustered in the southeast portion of the project site adjacent to existing residential uses and away from the adjacent freeway.