

THE CITY OF JURUPA VALLEY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) IN COMPLIANCE WITH SECTIONS 21092 OF CEQA AND 15072 OF THE CEQA GUIDELINES

Case Number: Master Application (MA) NO. 20065 (Tentative Tract Map (TTM) No. 37714 Change of Zone (CZ) No. 20002, Site Development Plan (SPD) No. 20035; **Applicant:** I.H.C. Jurupa, L.L.C.; **Project Location:** West side of Clay Street and east side of Pedley Road. Limonite Avenue is to the north of the Project site and Union Pacific Railroad and Van Buren Boulevard to the south. The Project site is identified by the following Assessor Parcel Numbers (APN): 163-400-001 and 163-400-052; **Project:** The Project proposes a Change of Zone (CZ) from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential) and a Tentative Tract Map to subdivide 67.67 acres into 254 lots for single-family detached houses, storm water detention basin, park, preserved open space, and landscaped open space with the remainder of the acreage for Clay Street and project streets. as shown on the plans on file with the City.

MND PUBLIC REVIEW PERIOD	September 17, 2021, through October 6, 2021
PUBLIC HEARING(S)	The Planning Commission will hold a public hearing to consider and make a recommendation to the City Council on (1) the proposed MND and (2) application(s) for the Project on October 13, 2021. The City Council will hold a subsequent public hearing to consider the recommendation and act on the (1) proposed MND and (2) application(s) for the Project at a date and time to be determined.
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	City of Jurupa Valley Planning Department 8930 Limonite Avenue Jurupa Valley, CA 92509
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None

The City of Jurupa Valley has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The proposed MND determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The City's decision to prepare an MND should not be construed as a recommendation of either approval or denial of this Project.

The City will receive written comments on the proposed MND beginning September 17, 2021, through October 6, 2021. Copies of the proposed MND and supporting documents incorporated by reference in the proposed MND are available for public review and inspection during the City's normal working hours (Monday – Friday, 8:00 a.m. to 5:00 p.m., excluding City holidays) at the Planning Department located in City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509. The draft MND and supporting documents incorporated by reference in the draft MND are available in electronic format on the City's website at:

<https://www.jurupavalley.org/DocumentCenter/Index/68>.

The Planning Commission will hold a public hearing to consider and make a recommendation to the City Council on (1) the proposed MND and (2) application(s) for the Project on October 13, 2021. The City Council will hold a subsequent public hearing to consider, comment on and take action regarding (1) the proposed Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program; and (2) the application(s) for the Project. Please submit all written comments on the proposed MND to City Hall at the address or email below no later than 5:00 p.m. on October 6, 2021.

Mailing address:

City of Jurupa Valley
Planning Department
Attn: Rocio Lopez, Senior Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:

rlopez@jurupavalley.org
951-332-6464 ext. 212

If you challenge this Project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Mitigated Negative Declaration or at the any future public hearings.

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