

City of Jurupa Valley

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. 21347 (GPA21013, CZ21015, SDP2115, VAR21003, SBA21003); **Applicant:** Anthony P. Vernola Trust U/T/D; **Project Location:** East of Interstate 15 and west of Pats Ranch Road at intersection of 65th Street. (APNs: 163-400-001 & 052 (8.33 combined acres)); **Project:** Adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for a proposed 208 apartment units in 18 separate apartment buildings. The land use designation is LI (Light Industrial) and the zoning is I-P (Industrial Park), a General Plan Amendment (GPA) and Change of Zone (CZ) are proposed to change the land use designation to Highest Density Residential (HHDR) and zoning to R-3 (General Residential).

MND PUBLIC REVIEW PERIOD	June 14, 2022 to July 6, 2022
PLANNING COMMISSION PUBLIC HEARING	The Planning Commission will hold a public hearing to consider and take action on (1) the proposed MND and (2) applications for the Project at a future date to be determined. A separate public notice for the hearing(s) will be published.
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	City of Jurupa Valley Planning Department 8930 Limonite Avenue Jurupa Valley, CA 92509 Also available on the City's website at: https://www.jurupavalley.org/DocumentCenter/Index/68 (Folder MA21347-Vernola Marketplace Apartments - Phase B).
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 for the Project. The proposed Mitigated Negative Declaration 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, 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/Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The proposed Mitigated Negative Declaration 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 a Mitigated Negative Declaration 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 June 14, 2022 through July 6, 2022. 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 Mitigated Negative Declaration and supporting documents incorporated by reference in the draft Mitigated Negative Declaration are available in electronic format on the City's website at <https://www.jurupavalley.org/DocumentCenter/Index/68> (Folder: MA21347-Vernola Marketplace Apartments - Phase B).

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 July 6, 2022.

Mailing address:

City of Jurupa Valley
Planning Department
Attn: Thomas Gorham, Principal Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:

Thomas Gorham, Principal Planner
tgorham@jurupavalley.org
951-332-6464 x 215

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.

Publish Date: June 14, 2022