

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. 21180. **Applicant:** Burrtec Waste Industries, Inc. **Project Location:** South side of Agua Mansa Road between Wilson Street and the Rail Spur Crossing. Assessor Parcel Numbers: APN:175-180-012 and 175-180-016. **Project Description:** Conditional Use Permit (CUP No. 21006) to allow the construction of a new disposal service operations use with approximately 37,025 square feet (sq. ft.) of industrial and office use buildings including: of a new 10,275 sq. ft. Main Office building area, 1,683 sq. ft. Mechanics Office building area, and 25,067 sq. ft. Shop building, outdoor bin / vehicle storage yard, employee parking and fleet yard/truck parking with CNG/LNG fueling facility and related improvements on 9.82 acres of partially disturbed land in the M-H (Manufacturing - Heavy) zone. New parking will include 180 standard stalls, 7 ADA stalls, 163 trash truck stalls, 18 maintenance van and 7 maintenance truck stalls.

MND PUBLIC REVIEW PERIOD	June 29, 2022, through July 18, 2022
PUBLIC HEARING(S)	The Planning Commission will consider for approval (1) the proposed MND and (2) Conditional Use Permit application for the Project at a public hearing after the end of the public review period on July 18, 2022. The Planning Commission Hearing will take place at 8930 Limonite Avenue, Jurupa Valley, CA 92509 at 7:00 PM. A new notice of public hearing will be published for the Planning Commission hearing.
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	City of Jurupa Valley Planning Department 8930 Limonite Avenue Jurupa Valley, CA 92509 https://www.jurupavalley.org/DocumentCenter/Index/68 .
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None

The City of Jurupa Valley intends to adopt a Mitigated Negative Declaration for the Burrtec Wilson Street Yard Project to include a new 10,275 sq. ft. main office, 1,683 sq. ft. Mechanics Office Building, and 25,067 sq. ft. Shop building, outdoor bin / vehicle storage yard, employee parking and fleet yard/truck parking with CNG/LNG fueling facility and related improvements on 9.82 acres of partially disturbed land. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture, 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 **June 29, 2022**, through **July 18, 2022**. Copies of the proposed MND and supporting documents incorporated by reference 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 Community Development Department located in City Hall at 8930 Limonite Avenue, Jurupa Valley, California 92509. The MND and supporting documents incorporated by reference are available in electronic format on the City's website at:

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

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 18, 2022**.

Mailing address:

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

Email address:

llopez@jurupavalley.org
(951) 332-6464

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 29, 2022