

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. 21143. **Applicant:** TK Management Services, LLC. **Project Location:** 7586 Jurupa Road. South side of Jurupa Road between Kirby Drive and Camino Real. Assessor Parcel Numbers: APN:183-030-**Project Description:** The Project proposes a General Plan Amendment to change the land use designation from LDR (Country Neighborhood) to MDR (Medium Density Residential), a change of zone (CZ) from A-1 (Light Agriculture) to R-4 (Planned Development) and a tentative tract map to subdivide 6.92 acres into 35 lots for single-family detached houses. The Project will include recreational area park, dog park, walking trails, exercise stations, tot lot, Gazebo and BBQ areas, and sitting areas. The R-4 zone allows for lot sizes of a minimum overall site area of 6,000 square-feet for each dwelling unit and a minimum lot area of 3,500 square-feet.

MND PUBLIC REVIEW PERIOD	September 9, 2022, through September 28, 2022
PUBLIC HEARING(S)	The Planning Commission will consider for approval (1) the proposed MND, (2) General Plan Amendment, and (3) Conditional Use Permit application for the Project at a public hearing after the end of the public review period on September 28, 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 Madone Collection Planned Residential Development Project to include a General Plan Amendment to change the land use designation from LDR (Country Neighborhood) to MDR (Medium Density Residential), a change of zone (CZ) from A-1 (Light Agriculture) to R-4 (Planned Development) and a tentative tract map to subdivide 6.92 acres into 35 lots for single-family detached houses. The Project will include recreational area park, dog park, walking trails, exercise stations, tot lot, Gazebo and BBQ areas, and sitting areas. The R-4 zone allows for lot sizes of a minimum overall site area of 6,000 square-feet for each dwelling unit and a minimum lot area of 3,500 square-feet. 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.

City of Jurupa Valley

The City will receive written comments on the proposed MND beginning **September 9, 2022**, through **September 28, 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 **September 28, 2022**.

Mailing address:

City of Jurupa Valley
Planning Department
Attn: Thomas Gorham, 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: September 9, 2022