

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. 20219. **Applicant:** Platinum Storage Group  
**Project Location:** East side of Van Buren Boulevard, north of Clay Street. Assessor Parcel Number (APN): 163-400-046. **Project Description:** General Plan Amendment (GPA20003), Change of Zone (CZ21002), Setback Adjustment, and Site Development Permit to allow the construction of a new 98,157 square foot, gated mini-storage facility with five (5) storage buildings and manager’s office, customer parking spaces accessed from Clay Street, and new perimeter walls and landscaping. The new buildings will be 23 feet to 25 feet from the rear (north) property line where the Zoning Code requires a minimum of 50 feet. The General Plan Amendment proposes to change the land use designation of the site from Business Park to Light Industrial. The proposed Change of Zone is from M-H (Manufacturing -Heavy) to I-P (Industrial Park) for the site.

MND PUBLIC REVIEW PERIOD	December 7, 2022, through December 27, 2022
PUBLIC HEARING(S)	The Planning Commission will consider for approval (1) the proposed MND; (2) General Plan Amendment; (3) Change of Zone, (4) Setback Adjustment and (5) Site Development Permit for the Project at a public hearing after the end of the public review period on December 27, 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 <a href="https://www.jurupavalley.org/DocumentCenter/Index/68">https://www.jurupavalley.org/DocumentCenter/Index/68</a> .
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None

The City of Jurupa Valley intends to adopt a Mitigated Negative Declaration for the Platinum Storage Project to include a new 98,157 sq. ft. mini-storage facility with one two-story building and four one-story buildings, including a manager’s office and six customer parking spaces with access from Clay Street, on 4.73 acres of previously-disturbed vacant 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 **December 7, 2022**, through **December 27, 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 **December 27, 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](mailto: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: December 7, 2022**