

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. 21214 (SDP21069); **Applicant:** Mission Blvd. Properties, LLC.; **Project Location:** 6322 & 6328 Mission Boulevard, southeast corner of Mission Blvd and Stobbs Way. (APNs: 182-022-002, 182-031-001 & 182-031-002)(10.1 combined acres); **Project:** Adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for a proposed shopping center consisting of 7 buildings, five (5) Single-Story Retail, Fitness, and Grocery Buildings totaling approximately 70,600 square feet; One (1) Quick Service Restaurant (QSR) 1,200 square feet; and One (1) drive thru restaurant 3,035 square feet for a total of 74,835 square feet of total building area. The land use designation is CR (Commercial Retail) and the zoning is C-1/C-P (General Commercial).

MND PUBLIC REVIEW PERIOD	February 14, 2023 to March 7, 2023
COMMUNITY DEVELOPMENT DIRECTOR PUBLIC HEARING	The Community Development Director 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 Community Development Department 8930 Limonite Avenue Jurupa Valley, CA 92509 Also available on the City's website at: https://www.jurupavalley.org/DocumentCenter/Index/68 (Folder MA21214-Mission Village Shopping Center).
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, Energy, 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, Utilities and Service Systems, and Wildfire. 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 February 14, 2023 through March 7, 2023. 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 Community Development 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: MA21214- Mission Village Shopping Center).

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 March 7, 2023.

Mailing address:

City of Jurupa Valley
Community Development Department
Attn: Miguel Del Rio, Associate Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:

Miguel Del Rio, Associate Planner
mdelrio@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.

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