

**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. 21245. **Applicant:** Serrano Oaks, LLC. **Project Location:** East side of Clay Street between Haven View Drive and Linares Drive. Assessor Parcel Numbers (APNs): 163-400-026, -028, and -029. **Project Description:** General Plan Amendment (GPA), to change the Land Use from Commercial Neighborhood (CN) to Very High Density Residential (VHDR) and to remove the Specific Plan Overlay, a Change of Zone (CZ) from I-P (Industrial Park) to R-3 (General Residential), a Specific Plan Amendment to the De Anza Specific Plan, Site Development Permit, and Tentative Tract Map. The Project proposes a Multiple Family Development consisting of 66 units (15.9 du/ac) on the 4.13-acre site.

MND PUBLIC REVIEW PERIOD	June 9, 2023 through June 28, 2023
PUBLIC HEARING(S)	The Planning Commission will consider for approval (1) the proposed MND, (2) General Plan Amendment, (3) Change of Zone, (4) Tentative Tract Map, (5) Site Development Permit (6) Specific Plan Amendment for the Project. Noticing for the public hearing date will be provided separately. 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 Community Development 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 Serrano Oaks Residential Project to include a multiple family development consisting of 66 units (15.9 du/ac) with access from Clay Street, on 4.13 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 **June 9, 2023** through **June 28, 2023**. 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 **June 28, 2023**.

**Mailing address:**

City of Jurupa Valley  
Planning Department  
Attn: Reynaldo Aquino, Senior Planner  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

**Email address:**

[raquino@jurupavalley.org](mailto:raquino@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 9, 2023**