



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) IN COMPLIANCE WITH SECTIONS 21092 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND 1572 OF THE CEQA GUIDELINES**

**Case Number:** Master Application (MA) No. 21215. **Applicant:** Sun P. Kim. **Project Location:** 9045 56<sup>th</sup> Street, Jurupa Valley, CA 92509 (APNs: 165-040-018, and -019). **Project Description:** Proposed Change of Zone (CZ), Tentative Tract Map (TTM), and Variance (VAR) for a single-family home development consisting of 6 units on approximately 4.1 acres (1.5 du/acre).

MND PUBLIC REVIEW PERIOD	September 1, 2023 through September 20, 2023
PUBLIC HEARINGS	<p>The Planning Commission and City Council will consider for approval: 1) Mitigated Negative Declaration (MND); 2) Change of Zone (CZ); 3) Tentative Tract Map (TTM); and 4) Variance (VAR) for the proposed single-family home development consisting of 6 units on approximately 4.1 acres (1.5 du/acre).</p> <p>The public hearings will take place at Jurupa Valley City Hall – Council Chambers at 8930 Limonite Avenue, Jurupa Valley, CA 92509 at 7:00 PM. Public hearing notices will be published for both hearings at the time of scheduling.</p>
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	<p>City of Jurupa Valley Community Development Department 8930 Limonite Avenue Jurupa Valley, CA 92509</p> <p>or</p> <p><a href="https://www.jurupavalley.org/DocumentCenter/Index/68">https://www.jurupavalley.org/DocumentCenter/Index/68</a></p>
PRESENCE OF HAZARDOUS WASTE OR SUBSTANCES ON THE SITE:	None

The City of Jurupa Valley intends to adopt a Mitigated Negative Declaration (MND) for Master Application (MA) No. 21215, a proposed single-family home development consisting of 6 units on approximately 4.1 acres (1.5 du/acre). 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 to approve or deny the proposed project.

The City will receive written comments on the proposed MND beginning **September 1, 2023** through **September 20, 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 the City at the address or email below no later than 5:00 PM on September 20, 2023

**Mailing Address:**

City of Jurupa Valley  
Community Development Department  
Attn: Kumail Raza, Senior Planner  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

**Email Address & Phone Number:**

[kraza@jurupavalley.org](mailto:kraza@jurupavalley.org)  
(951) 332-6464 ext. 252

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 1, 2023**