

CITY OF JURUPA VALLEY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) IN COMPLIANCE WITH SECTIONS 21092 OF CEQA AND 15072 OF THE CEQA GUIDELINES

Case Number: Master Application (MA) No. 21272 (GPA21009, CZ21011, TTM37857). **Applicant:** RC Hobbs Company. **Project Location:** North of 45th Street between Opal Street and Pacific Avenue (APN:182-190-015). **Project Description:** General Plan Amendment, Change of Zone, and Tentative Tract Map for a thirty-six (36) lot subdivision on 3.84 acres for single-family detached homes.

MND PUBLIC REVIEW PERIOD	October 13, 2023 through November 1, 2023
PUBLIC HEARING(S)	The Planning Commission will consider for approval (1) the proposed MND and MMRP, (2) General Plan Amendment, (3) Change of Zone, and (4) Tentative Tract Map. A separate 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 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 (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Las Palmas residential subdivision project. The proposed project consists of the subdivision of 3.84 acres of land into thirty-six (36) lots for single-family detached homes. 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 **October 13, 2023** through **November 1, 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 **November 1, 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:
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.

Publish Date: **October 13, 2023**