

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. 20269. **Applicant:** Steve Galvez **Project Location:** 68th Street at I-15 freeway. Assessor Parcel Numbers (APNs): 152-020-010. **Project Description:** General Plan Amendment (GPA) to change the Land Use of a portion of the property from Open Space Recreational (OS-R) to Commercial retail (CR), a Change of Zone (CZ) from Watercourse, Watershed, and Conservation areas (W-1) and Planned Residential (R-4) to General Commercial (C-1/C-P), a Conditional Use Permit, Site Development Permit, and a Tentative Parcel Map. The Project proposes 77 recreational vehicle storage stalls and a 136,035 square foot self storage facility on 14.27 acres.

MND PUBLIC REVIEW PERIOD	March 11, 2025 through April 9, 2025
PUBLIC HEARING	The Planning Commission will hold a public hearing to consider and make a recommendation to the City Council on (1) the proposed MND, (2) General Plan Amendment, (3) Change of Zone, (4) Conditional Use Permit, (5) Site Development Permit (6) Tentative Parcel Map. Noticing for the public hearing date will be provided seperatley. 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 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 for the *I-15 Self Storage Project* to include a includes a) one 136,035 square foot two-story structure for self-storage inclusive of 670 square feet of office space and 135,365 square feet of self-storage space and b) 77 recreational vehicle storage stalls with access from a private road that stretches approximately 2,000 feet from 68th street. 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 **March 11, 2025** through **April 9, 2025**. 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 **April 9, 2025**.

Mailing address:

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

Email address:

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: **March 11, 2025**