

City of Jurupa Valley

THE CITY OF JURUPA VALLEY RECIRCULATION

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:** South of 68th Street, east of Interstate 15 (I-15), north of the Santa Ana River. Assessor Parcel Numbers (APNs): 152-060-006, 152-060-007, 152-060-009, 152-020-010, and 152-070-008. **Project Description:** General Plan Amendment (GPA) to change the Land Use of a portion of the property from OS-R (Open Space Recreational) to Commercial retail (CR), a Change of Zone (CZ) from Watercourse, Watershed, Conservation Areas (W-1) to General Commercial (C-1/C-P), a Conditional Use Permit, Site Development Permit, and a Tentative Parcel Map. The Project proposes to establish a) one 136,035 square-foot two-story structure for self-storage including 670 square feet of office space; b) 77 stalls for recreational vehicle storage; and c) preserve approximately 72.5 acres of open space in perpetuity. The proposed project is located approximately 2,000 feet south of 68th Street, beyond Riverbend community, and it is east of Interstate 15 (I-15), with the Santa Ana River south of the site.

MND PUBLIC REVIEW PERIOD	September 4, 2025, through October 3, 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 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 https://www.jurupavalley.org/DocumentCenter/Index/68
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None

The Draft MND was previously circulated for public review from March 11, 2025, through April 9, 2025. All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft MND to the City of Jurupa Valley. Since the previous circulation, the Project description in the MND and previous NOI have been revised as well as minor edits to the MND document to correct typographical errors. The minor MND revisions were made to correct typographical error and/or clarify information in the MND. None of the information or revisions to the MND constitutes significant new information or changes to the analysis or conclusions of the MND. There were no new significant environmental impacts identified following circulation of the MND. Likewise, there were no substantial increases in the severity of environmental impacts identified after circulation of the MND.

The City of Jurupa Valley intends to adopt a Mitigated Negative Declaration for the *I-15 Self Storage* Project to include one 136,035 square foot two-story structure for self-storage units with 670 square feet of office space and 77 recreational vehicle storage stalls on approximately 14.27-acres of the site. Access to the site will be from a private road that stretches approximately 2,000 feet south from 68th street east of I-15. 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 **September 4, 2025**, through **October 3, 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 **October 3, 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: **September 4, 2025**

Exhibit A: Vicinity Location Map

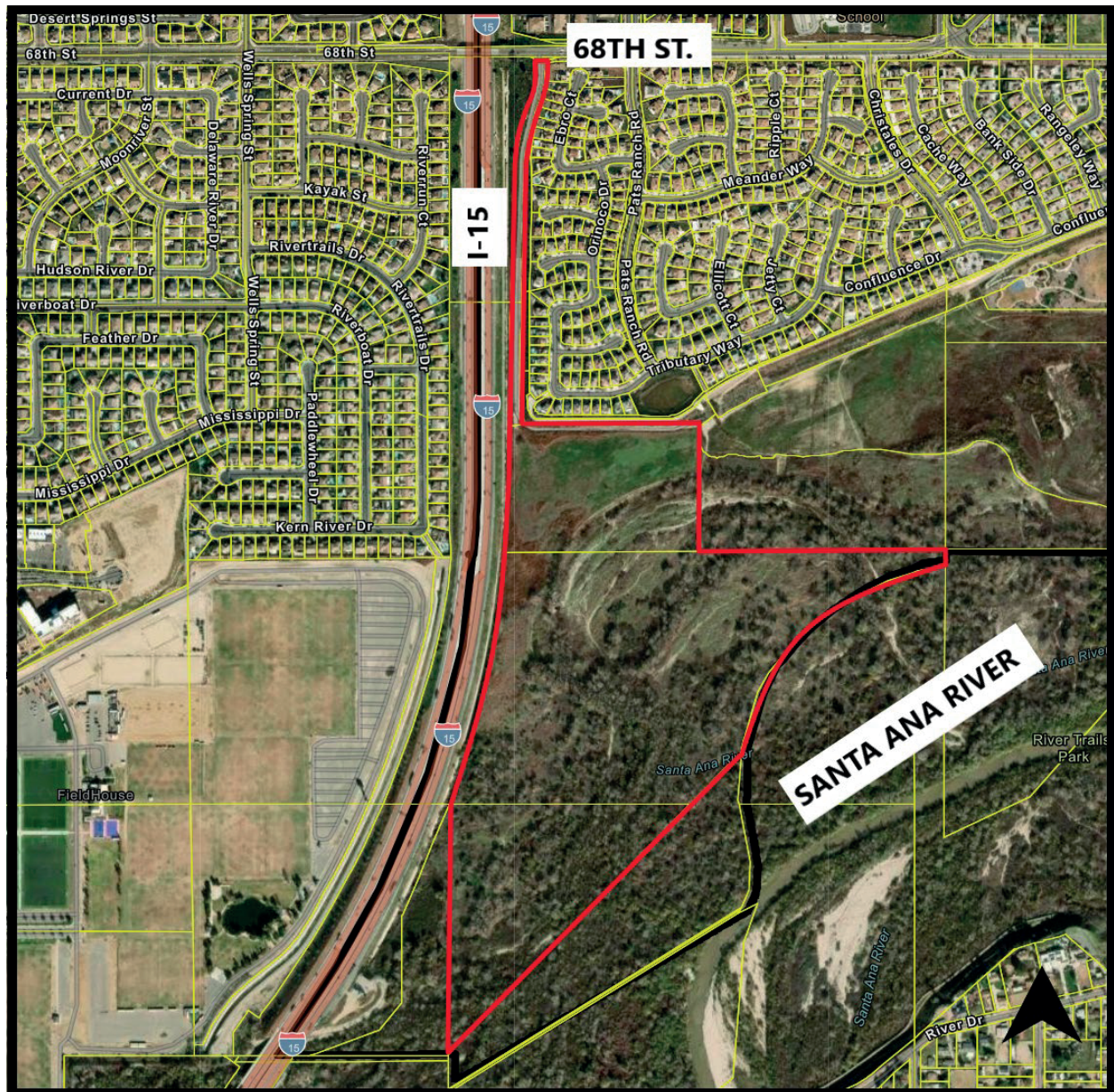


Exhibit B: Site Plan Lot 1

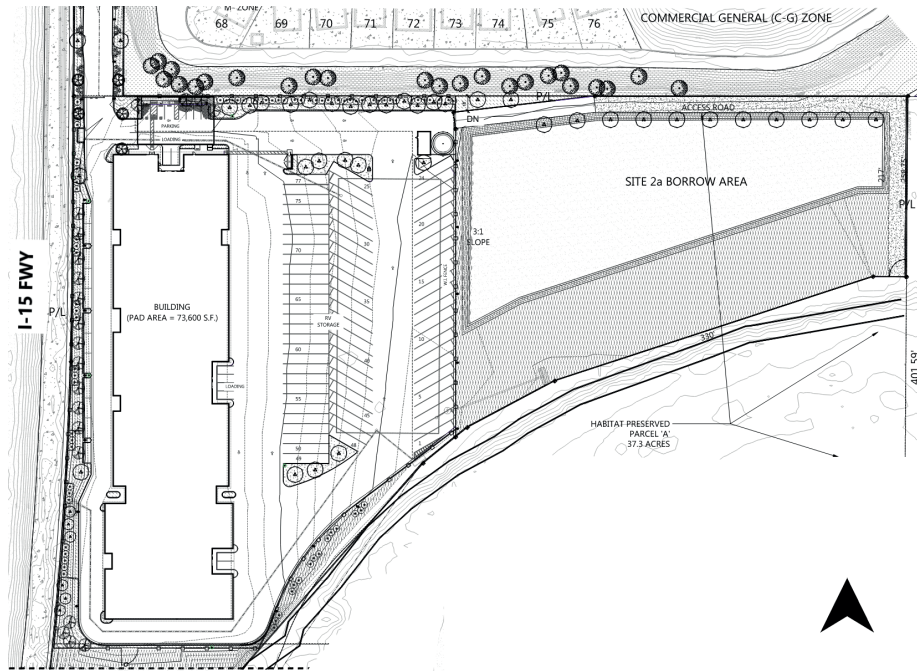


Exhibit C: Access Road Lot 1

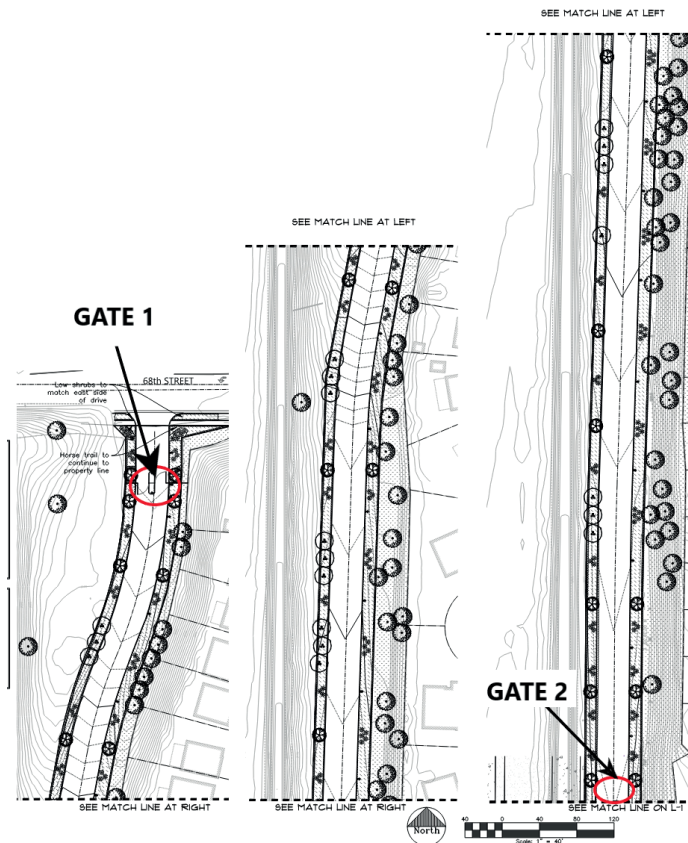


Exhibit D: Open Space Lot 2

