

NOTICE OF DETERMINATION



To: Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

From: City of Jurupa Valley
Development Services Department
8930 Limonite Avenue
Jurupa Valley, CA. 92509

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

Lead Agency (if different from above): Same
Address: Same
Contact: Miriam Machado, Associate Planner
Phone: (951)332-6464
mmachado@jurupavalley.org

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: MA25282 Ben Nevis Gas Station Extension of Time for TPM37483

Project Applicant: Summer Eagle LLC & Re-Up, LLC, 1620 S Los Angeles St. Ste B, Los Angeles, CA 90015

Project Location (include county): The Project site is located east of State Route 60 (SR-60), northwest corner of Pedley Road and Ben Nevis Boulevard and the southeast corner of Ben Nevis Boulevard and Avon Street, in the City of Jurupa Valley within Riverside County.

Project Description: The approved Tentative Tract Map (TTM) 37493 was proposed to subdivide 9 parcels totaling approximately 5.36-acres into 6 commercial parcels.

This is the 5th request for a one-year extension of time (EOT) for the TPM through September 12, 2026. The extension of time request does not propose to amend boundaries, change the number of parcels, or propose any changes to structures, infrastructure or utilities that are different than the previously approved TPM.

This is to advise that the City of Jurupa Valley (☒ Lead Agency ☐ Responsible Agency) has approved the above-described project on November 26, 2025, and has made the following determinations regarding the above-described project.

1. The project [☐ will ☒ will not] create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Jurupa Valley, Development Services Department – Planning Division, 8930 Limonite Avenue, Jurupa Valley, California 92509.

Signature (Public Agency):  Title: Associate Planner

Date: November 26, 2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.