

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. 23090. **Applicant:** Hovel Babikian **Project Location:** The Project site is located in the northeastern portion of the City of Jurupa Valley, in the County of Riverside at 2240 Fleetwood Drive, south of Via Ricardo, and east of Via Cero and is identified by the following Assessor Parcel Numbers: APNs: 178-350-022, -024, -029, and -030. The Project is mapped on the U.S. Geological Survey San Bernardino Baseline and Meridian 7.5-minute topographical quadrangle in Section 16, Range 6 West, Township 4 South. **Project Description:** The Project proposes the development of an approximately 81,500 square-foot industrial building that includes approximately 55,000 square feet for manufacturing, 20,000 square feet for fabrication, 3,250 square feet of office space, and 3,250 square feet mezzanine space for a tire recycling business on a site designated in the General Plan as Heavy Industrial (HI) and zoned M-H (Manufacturing Heavy) on approximately 9.70-acres and requires a Site Development Permit (SDP) 23053. The proposed access point for this development will primarily be Fleetwood Drive via Market Street and 24th Street. The proposed facility access off Fleetwood Drive is via three full-access driveways. The northernmost driveway would be a 30-foot-wide passenger vehicle driveway providing access to employee parking, truck loading and storage areas. The second driveway located in the middle of the site and would be a 40-foot-wide truck driveway, providing access to truck-loading and storage areas as well as EV and accessible parking spaces for employees. The southernmost driveway is 30-foot-wide passenger vehicle driveway to provide access to employee parking.

MND PUBLIC REVIEW PERIOD	May 20, 2026, to June 19, 2026.
PUBLIC HEARING	The Community Development Director will hold a public hearing to consider and make a recommendation to the City Council on (1) the proposed MND and (2) Site Development Permit (Noticing for the public hearing date will be provided separately. The Community Development Director Hearing will take place at 8930 Limonite Avenue, Jurupa Valley, CA 92509 at 2:00 PM. A new notice of public hearing will be published for the Director 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 *Fleetwood Industrial* Project. The Project proposes the development of an approximately 81,500 square-foot industrial building that includes approximately 55,000 square feet for manufacturing, 20,000 square feet for fabrication, 3,250 square feet of office space, and 3,250 square feet mezzanine space for a tire recycling business on a site designated in the General Plan as Heavy Industrial (HI) and zoned M-H (Manufacturing Heavy) on approximately 9.70-acres and requires a Site Development Permit (SDP) 23053. 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 **May 20, 2026**, through **June 19, 2026**.

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 **June 19, 2026**.

Mailing address:

City of Jurupa Valley
Community Development Department
Attn: Oscar Estrada, Associate Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:

osestrada@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: **May 20, 2026**

Exhibit A: Vicinity Location Map



8930 Limonite Ave., Jurupa Valley, CA 92509-5183
Phone: (951) 332-6464, FAX (951) 332-6995
www.jurupavalley.org

Exhibit B: Site Plan

