

THE CITY OF JURUPA VALLEY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
PURSUANT TO PUBLIC RESOURCES CODE SECTION 21092
AND CEQA GUIDELINES SECTION 15072

Case Number: Master Application (MA) No. 24229. **Applicant:** Strategic Medical Properties, Inc. **Project Location:** The Project site is located at 6401 33rd Street, Jurupa Valley, Riverside County, California. Assessor Parcel Numbers (APNs): 163-400-042 and 163-400-045. **Project Description:** The Project proposes a Change of Zone (CZ) 24010 from R-R (Rural Residential) to R-3 (General Residential), Site Development Permit (SDP) 24103, and a tentative tract map (TTM) 39217 to subdivide APN 177-020-084, approximately 14.61 acres, into 3 parcels and Lot A. Two parcels totaling approximately 4.55 acres are proposed for development of a 42,000-square-foot skilled nursing facility and a 9,100-square-foot medical office facility; a 42-foot-wide road easement on the eastern boundary; Lot A (0.38 acres) is for the 33rd Street Right of Way; and the remaining 9.68-acre parcel will remain vacant. APN 177-020-085, totaling approximately 3.16 acres, contains the existing Jurupa Hills Acute Care Facility, which will remain. Approximately 1.0 acre of this parcel will be utilized for development of associated parking improvements. The remaining portion of the site will remain unchanged.

MND PUBLIC REVIEW PERIOD	October 20, 2026, to November 9, 2026
PUBLIC HEARING(S)	The Planning Commission will consider for approval (1) the proposed MND and MMRP, (2) Change of Zone, (3) Site Development Permit, and (4) Tentative Parcel Map. We will provide notices of the public hearing date separately. The Planning Commission Hearing will take place at 8930 Limonite Avenue, Jurupa Valley, CA 92509 at 7:00 PM. The City will publish a new notice of public hearing 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/503
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None

The City of Jurupa Valley intends to adopt a Mitigated Negative Declaration for the Jurupa Hills Post Acute Care Facility Project to include a 42,000 square foot skilled nursing facility, and a 9,100 square foot medical office facility, a 42-foot-wide road easement on the eastern boundary, with access from 33rd Street, on 1461 acres of previously disturbed vacant land. 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 20, 2026, to November 9, 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/503>

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 9, 2026**.

Mailing address:

City of Jurupa Valley
Planning Department
Attn: Roberto Gonzalez, AICP
Principal Planner
8930 Limonite Avenue
Jurupa Valley, CA 92509

Email address:

rgonzalez@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 any future public hearings.

Publish Date: October 20, 2026