



**NOTICE OF HEARING & INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF RIVERSIDE, CALIFORNIA**

PLANNING CASE PR-2022-001409 (CUP/DR): Proposal by Benjamin Horning of Dedeaux Properties, LLC to consider a Conditional Use Permit and a Design Review to construct two warehouse buildings totaling 265,758 square feet. The 13.60-acre project site consists of two contiguous parcels developed with a 102,000 square foot industrial building and truck parking. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

NOTES: *It should be noted that Tribal Consultations have been conducted pursuant to A.B. 52.*

PROJECT LOCATION: The 13.60-acre project site is located at 1151 Palmyrita Avenue, situated on the north side of Palmyrita Avenue between Iowa Avenue and North Gate Street, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1.

HAZARDOUS WASTE SITES: Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

COMMISSION AUTHORIZATION: The Commission is authorized to grant Conditional Use Permits and Design Reviews.

PUBLIC HEARINGS: The City of Riverside will hold a hybrid (in-person and virtual) public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on **Thursday, July 20, 2023 at 9:00 am**. View virtual meeting live webcast at www.engageriverside.com. No item will not be heard before the time indicated, but possibly later.

PROJECT CONTACT: Regine Kennedy, Senior Planner
RKennedy@riversideca.gov

PHONE: (951) 826-5712

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on **Friday, June 23, 2023** and will close on **Thursday, July 13, 2023** at 5:00 p.m. If

you have any questions regarding the project or Mitigated Negative Declaration, please contact by e-mail or phone as indicated above.

Comments addressed to: Regine Kennedy, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration may be viewed on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents> as well as the Office of Planning & Research's website at <https://ceqanet.opr.ca.gov/>.

PUBLIC HEARING: Public comments can be submitted by e-comment at www.riversideca.gov/meeting up to two hours before the meeting. Or call 669-900-6833 (Meeting ID: 926 9699 1265) at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: <https://zoom.us/j/92696991265>. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting date. Appeal procedures are available from the Planning Division.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing at <https://riversideca.legistar.com/Calendar.aspx>

Please refer to the meeting agenda at <https://riversideca.legistar.com/Calendar.aspx> for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: June 23, 2023

Maribeth Tinio, City Planner