



NOTICE OF DETERMINATION

To: County of Riverside
County Clerk & Recorder
P.O. Box 751
2724 Gateway Drive
Riverside, CA 92507-0751
(951) 486-7405
Office of Planning & Research
 P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5625

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

State Clearinghouse Number: 2021040089

Project Title: 1775 and 1795 University Avenue Mixed Use

Project Applicant: Feng Xiao, FXA, Inc.

Project Location (include County): 1775 and 1795 University Avenue, situated on the northeast corner of University Avenue and Mesa Street, in Ward 1, in the City of Riverside, Riverside County.


Project Description: **PLANNING CASE PR-2023-001601 (Site Plan Review)**: Site Plan Review to facilitate the construction of a Mixed-Use Development consisting of 18 dwelling units and 1,447 square feet of commercial space on a 0.63 acre project site.

This is to advise that the Riverside Planning Commission has approved the above-described project on May 23, 2024 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will will not] have a new or substantially increased significant effect on the environment or otherwise meet the requirements for preparation of a subsequent or supplemental EIR.
2. A Program Environmental Impact Report was previously prepared for this project pursuant to the provisions of CEQA.
 A 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, or the Negative Declaration is available to the General Public at the City of Riverside, Community Development

Department, Planning Division, 3900 Main Street, Riverside.

Signature:  _____ Title: Senior Planner

Date: 5/23/2021 _____ Date Received for filing at OPR: _____