



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

PROJECT DESCRIPTION: Planning Case PR-2021-000958 (Parcel Map and Design Review) - Proposal by Darrell Butler to consider the following entitlements to facilitate an industrial development consisting of three warehouse buildings totaling 118,580 square feet: 1) Parcel Map to subdivide five contiguous parcels, totaling 8.12 acres, into four parcels and vacate approximately 75,119 square feet of excess right-of-way along Old 215 Frontage Road; and 2) Design Review of project plans.

NOTES: *It should be noted that Tribal Consultations have been conducted in accordance to Assembly Bill 52.*

PROJECT LOCATION: The vacant project site is situated on the northwest corner of Old 215 Frontage Road and Cottonwood Avenue, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, in Ward 2.

HAZARDOUS WASTE SITES: Pursuant to Section 15087c6 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.

PROJECT CONTACT: Judy Egüez, Associate Planner

PHONE: (951) 826-3969

E-MAIL: jeguez@riversideca.gov

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 18, 2021** and will close on Monday, **July 19, 2021** 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 should be addressed to: Judy Egüez, Associate Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://riversideca.gov/planning/development-projects-and-ceqa-documents>, as well as the Office of Planning & Research's website at www.ceqanet.opr.ca.gov

DETERMINATION: The Development Review Committee Staff determination becomes final on July **28, 2021**, unless appealed to the City Council no later than **August 9, 2021**. 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 in written correspondence delivered to the Planning Division.