



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

PLANNING CASE PR-2021-001023 (GPA, RZ, CUP, VR, DR): Proposal by Eugene Marini of KA Enterprises to consider the following entitlements to facilitate the development of An automated vehicle wash facility: 1) General Plan Amendment to change the land use designation from O – Office to C – Commercial; 2) Zoning Code Map Amendment to change the zone from O – Office to CG – Commercial General; 3) Conditional Use Permit to permit an automated vehicle was facility; 4) Variance to allow a perimeter wall higher than allowed by the Zoning Code; and 5) Design Review of project plans. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted.

NOTES: *It should be noted that Tribal Consultations have been conducted pursuant to A.B. 52 and Riverside County Airport Land Use Commission (ALUC) has made a determination on the project.*

PROJECT LOCATION: The project site consists of 0.88 developed acres, located at 360 E. Alessandro Boulevard, situated on the northwest corner of Alessandro Boulevard and Mission Grove Parkway, in the O – Office Zone, in Ward 4.

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 site development variances and modifications for conditional use permits, plot plan reviews, subdivision maps, and certificates of compliance, as well as exceptions to the Grading Code.

PUBLIC HEARINGS: The City of Riverside will hold a virtual public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on **Thursday, April 28, 2022 at 9:00 am**. Live webcast can be viewed at www.riversideca.gov/meeting or www.watchriverside.com. This item will not be heard before the time indicated, but possibly later.

PROJECT CONTACT: Candice Assadzadeh, Senior Planner
cassadzadeh@riversideca.gov

PHONE: (951) 826-5667

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, April 1, 2022** and will close on **Wednesday, April 20, 2022** 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: Candice Assadzadeh, 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 until 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. 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: April 1, 2022

Mary Kopaskie-Brown, City Planner