



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

PLANNING CASES PR-2021-001120 (GP,RZ,DR,VR): Proposal by Andy Turner of Tierra Corporation to consider the following entitlements to expand an existing 6.94-acre self-storage facility: 1) General Plan Amendment to amend the land use designation of 1.33-acres from LDR – Low Density Residential to C – Commercial; 2) Zoning Code Amendment to rezone 1.40 acres from R-1-7000 – Single Family Residential and CG – Commercial General Zone to CG-CS – Commercial General and Commercial Storage Overlay Zones; 3) Design Review of project plans; and 4) Variance to allow a six-foot high perimeter fence to be constructed in place of a masonry wall.

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

PROJECT LOCATION: The 1.40-acre parcel is located at 2998 Ivy Street, situated on the south side of Ivy Street, and between State Route 91 and the Atchison, Topeka, and Santa Fe (AT&SF) Railway, in Ward 3

HAZARDOUS WASTE SITES: Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act the City acknowledges no hazardous waste sites are located within the project area reviewed by this Mitigated Negative Declaration.

COMMISSION AUTHORIZATION: The Commission is authorized to grant site development variances, and plot plan reviews.

PUBLIC HEARINGS: The City of Riverside will hold a hybrid, virtual and in-person, public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on **Thursday, September 01, 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: Brian Norton, Senior Planner

PHONE: (951) 826-2308

E-MAIL: bnorton@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, August 05, 2022**, and will close on **Wednesday, August 24, 2022**, at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration,

please contact the Project Planner by e-mail or phone as indicated above.

Comments should be addressed to: Brian Norton, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration may be viewed at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside and can also be viewed on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>, as well as the Office of Planning & Research's website at <https://ceganet.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. 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 on the City's webpage 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: August 5, 2022

Mary Kopaskie-Brown, City Planner