



Community & Economic
Development Department
Planning Division

3900 Main Street, 3rd Floor • Riverside, CA 92522
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RiversideCA.gov/Planning



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

PROJECT DESCRIPTION: Planning Case PR-2021-000932 (MCUP, DR, VR, GE): Proposal by David Stapley and Deanna Magnon of the Magnon Companies to consider the following entitlements: 1) Minor Conditional Use Permit to permit two non-refrigerated warehouse buildings totaling 99,950 square feet; 2) Design Review of project plans; 3) Variance to allow for a reduced front yard setback; and 4) Grading Exception to allow retaining walls higher than allowed by the Grading Code.

NOTES: *It should be noted that Tribal Consultations have been concluded pursuant to Assembly Bill 52.*

PROJECT LOCATION: The 5.58 acre vacant parcel is located at 900, 960, and 980 Marlborough Avenue, situated on the south side of Marlborough Avenue, between Northgate Street and Rustin Avenue, 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.

PROJECT CONTACT: Alyssa Berlino, Associate Planner **PHONE:** (951) 826-5628
E-MAIL: aberlino@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 August 26, 2022 and will close on September 14, 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 should be addressed to: Alyssa Berlino, 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 <https://riversideca.gov/cedd/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 September 21, 2022 unless appealed to the Planning Commission no later than October 3, 2022. 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 comments delivered to the Planning Division of the City of Riverside during the comment period specified above.