



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: 2022080606

Project Title: Marlborough Northgate Light Industrial/ Warehouses

Project Applicant: Turn 9, LLC

Project Location (include County): 900, 960, 980 Marlborough Avenue Riverside, CA (Riverside County), situated on the south side of Marlborough Avenue, between Northgate Street and Rustin Avenue.


Project Description: Planning Case PR-2021-00923 (MCUP, DR, VR, GE): Proposal by David Stapley and Deanna Magnon of Turn 9, LLC 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. The 5.58-acre vacant site consists of three contiguous parcels, located at 900, 960, 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.

This is to advise that the Riverside Development Review Committee has approved the above-described project on September 21, 2022 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 significant effect on the environment.
2. An Environmental Impact Report was 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 Mitigated Negative Declaration 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: Associate Planner

Date: 9/22/2022 Date Received for filing at OPR: _____