



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

PROJECT DESCRIPTION: Planning Case PR-2021-001198 (MCUP and DR): Proposal by Grant Gross of Orbis Real Estate Partners to consider the following entitlements to construct a 40,000 square foot office building, 34,000 square foot ancillary maintenance building and outdoor storage yard, a 1,000 square foot truck wash facility and an above ground fuel tank: 1) a Minor Conditional Use Permit for primary outdoor storage and 4) a Design Review of project plans.

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

PROJECT LOCATION: The 12.84-acre site consists of three contiguous parcels that are currently vacant and undeveloped. The Project site is situated on the southwest corner of Central and Hillside Avenues, in the BMP – Business and Manufacturing Park Zone, in Ward 3.

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: Regine Osorio, Associate Planner

PHONE: (951) 826-5712

E-MAIL: rosorio@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 October 5, 2022 and will close on October 24, 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: Regine Osorio, 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 November 2, 2022 unless appealed to the Planning Commission no later than November 14, 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.