



City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

PUBLISH DATE: October 28, 2022

LEGAL

DEPT: PLANNING

CITY OF RIVERBANK **NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE** **DECLARATION**

Notice is hereby given that the City of Riverbank has prepared an Initial Study (IS) of environmental effects, and intends to adopt a mitigated negative declaration (MND), for the Summerfair Commerce Center Project. The Planning Commission of the City of Riverbank will hold a public hearing at 6:00 p.m. on Tuesday, December 20, 2022, in Council Chambers 6707 Third Street, Riverbank, California.

Summerfair Commerce Center
General Plan Amendment No. 01-2022
Rezone 03-2021
Architectural Site Plan Review 08-2021

PROJECT DESCRIPTION: The Proposed Project consists of a General Plan Amendment, Rezone, and Architectural Site Plan Review to allow for the development of a self-storage and recreational vehicle storage facility and associated site improvements on a 5.9-acre site located in the City of Riverbank. The Proposed Project consists of the development of a self-storage facility including boat and RV storage, climate control storage, and standard indoor storage. The Proposed Project also includes a 2,000 square foot office/administration building with a manager apartment on the second floor. At full build-out, the Proposed Project will provide the following:

Type of Storage/Building	Number of Spaces	Building Area (Square Feet)
Recreational Vehicle	27	-
Boat	35	-
Indoor Storage	623	-
Office/Apartment	1	2,000

Primary access to the Project site will be accommodated via a new driveway located off Claus Road with secondary/emergency vehicle access accommodated via a new driveway located on Sierra Street. The Proposed Project will extend Sierra Avenue westerly to connect with Claus Road. Sierra Street improvements shall be designed and installed in accordance with City standards. The Proposed Project will require frontage improvements on Claus Road, including new curb, gutter, sidewalk, school crossing across Claus Road, street lighting, and paving improvement.

ENVIRONMENTAL STATUS: The IS/MND has analyzed the potential environmental effects of the project in the range of the environmental subject areas specified in the California Environmental Quality Act (CEQA) and the CEQA Guidelines. On the basis of this analysis, the City, acting as the lead agency, finds that the project will not have any significant environmental effects, with mitigation incorporated. Copies of the IS/MND are available for public review at the City of Riverbank City Hall at 6707 Third Street, Riverbank, 95367.

The City of Riverbank will accept public and agency comments on the IS/MND during a 30-day public review period starting on October 26, 2022 and closes on November 28, 2022. Comments may be sent to the City of Riverbank, 6707 Third Street, Riverbank, CA 95367, Attn: Donna M. Kenney, Planning and Building Manager.

ALL INTERESTED PARTIES are invited to attend the public hearing on **December 20, 2022** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to

6707 Third Street, Suite A, Riverbank, California, 95367, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters 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 City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).