



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

**PLANNING CASE PR-2022-001434 (GPA, RZ, DR, VC-S)**: Proposal by Blaise Rastello of Gilbane Development Company to consider the following entitlements to facilitate the construction of 121 multi-family units: 1) General Plan Amendment to amend the General Plan Land Use designation from MDR – Medium Density Residential and C - Commercial to HDR – High Density Residential; 2) Zoning Code Amendment to rezone the property from R-1-7000 - Single Family Residential to R-3-1500 - Multiple Family Residential; 3) Design Review of project plans; and 4) Summary Vacation to vacate portions of Pliny Street, Samuels Street, and Cary Street. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

**NOTES:** *It should be noted that Tribal Consultations have been conducted pursuant to S.B. 18 and A.B. 52. Riverside County Airport Land Use Commission (ALUC) has made a determination on the project.*

**PROJECT LOCATION:** The 3.9-acre project site consists of four vacant parcels, situated on the southwest corner of Madison Street and Railroad Avenue, in the R-1-7000 – Single Family Residential Zone, in Ward 4.

**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.

**COMMISSION AUTHORIZATION:** The Commission is authorized to make recommendations on this project involving a General Plan Amendment, Zoning Code Amendment, Design Review, and Summary Vacation.

**PUBLIC HEARINGS:** The City of Riverside will hold a hybrid (in-person and virtual) public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on **Thursday, July 20, 2023 at 9:00 am**. View virtual meeting live webcast at [www.engage-riverside.com](http://www.engage-riverside.com). No item will be heard before the times indicated, but possibly later.

**PROJECT CONTACT:** Judy Egüez, Senior Planner  
[jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**PHONE:** (951) 826-3969

**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, June 23, 2023** and will close on **Thursday, July 13, 2023** 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 addressed to: Judy Egüez, Senior Planner  
City of Riverside, Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration may 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 <https://ceqanet.opr.ca.gov/>.

**PUBLIC HEARING:** Public comments can be submitted by e-comment at [www.riversideca.gov/meeting](http://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 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: June 23, 2023

Maribeth Tinio, City Planner