



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

**PLANNING CASE PR-2021-001030 (TENTATIVE TRACT MAP, PLANNED RESIDENTIAL DEVELOPMENT, DESIGN REVIEW)**: Proposal by Al Cohen of Signature Realty Capital to consider the following entitlements for a Planned Residential Development: 1) Tentative Tract Map (TM-38074) to subdivide 24.73 acres into 53 single-family residential lots and lettered lots for common open space and private streets; 2) Planned Residential Development Permit for the establishment of detached single-family dwellings, open space, recreational open space, and private streets; and 3) Design Review of project plans. 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.*

**PROJECT LOCATION:** The 24.73-acre site consists of three contiguous parcels, partially developed with a single-family residence, located at the southwest corner of Dauchy Avenue and Ferrari Drive, in the R-1-1/2 Acre – Single Family Residential and RC-Residential Conservation Zones, 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 grant Tentative Tract Maps, Planned Residential Developments, and Design Reviews.

**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, September 14, 2023 at 9:00 am**. View virtual meeting live webcast at [www.engageriverside.com](http://www.engageriverside.com). No item will be heard before the times indicated, but possibly later.

**PROJECT CONTACT:** Veronica Hernandez, Senior Planner  
[vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov)

**PHONE:** (951) 826-3965

**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, August 11, 2023** and will close on **Monday, September 11, 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:

Veronica Hernandez, 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: August 11, 2023

Maribeth Tinio, City Planner