



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

PLANNING CASE PR-2024-001656 (TENTATIVE TRACT MAP): Proposal by Matthew Esquivel of Warmington Residential to consider a Tentative Tract Map to subdivide a 9.91-acre parcel into 49 single family lots to facilitate residential development of 46 market rate dwellings and 3 affordable dwellings. 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 A.B. 52.*

PROJECT LOCATION: The 9.91-acre project site is currently developed as an orange grove, situated on the southeast corner of La Sierra Avenue and Victoria Avenue, in the R-1-1/2 Acre – Single Family Residential Zone, in Ward 5.

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.

PUBLIC HEARINGS: The City of Riverside will hold a public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on **Thursday, November 7, 2024 at 9:00 am**. View virtual meeting live webcast at www.engageriverside.com. No item will be heard before the times indicated, but possibly later.

PROJECT CONTACT: Judy Egüez, Senior Planner
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, October 11, 2024** and will close on **Thursday, October 31, 2024** 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, 3rd 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.engageriverside.com until two hours before the meeting. Or call 951-826-8688 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.

Para información en español llame al 951-826-5371

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: October 11, 2024

Maribeth Tinio, City Planner