



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

**PLANNING CASE PR-2022-001293 (PM, GE):** Proposal by Jerardo Reyes and Ryan Williams to consider the following entitlements: 1) Tentative Parcel Map (No. 39174) to subdivide a 5.74-acre parcel into four parcels for residential purposes; and 2) Grading Exception to allow grading within the Prenda Arroyo and the 50-foot arroyo setback. The Planning Division of the Community & Economic Development Department recommends the Community & Economic Development Director determine the project will not have a significant effect on the environment and adopt the 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 5.74-acre project site is developed with an existing single-family residence, located at 841 Alpine Meadows Lane, situated on the south side of Alpine Meadows Lane between Harbart Drive and Kingdom Drive, in the R-1-1/2-Acre – 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.

**PROJECT CONTACT:** Candice Assadzadeh, Senior Planner                      **PHONE:** (951) 826-5667  
**E-MAIL:** cassadzadeh@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 **Friday, September 15, 2023** and will close on **Wednesday, October 4, 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 should be addressed to: Candice Assadzadeh, Senior Planner  
City of Riverside, Planning Division  
3900 Main Street, 3<sup>rd</sup> 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 <https://ceganet.opr.ca.gov>.

**DETERMINATION:** The Community & Economic Development Department Director's determination becomes final on **Friday, October 6, 2023**, unless appealed to the City Council no later than **Monday, October 16, 2023**. 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.

DATE: September 15, 2023

Maribeth Tinio, City Planner