



Community & Economic  
Development Department  
Planning Division

3900 Main Street, 3<sup>rd</sup> Floor • Riverside, CA 92522  
951.826.5371 • fax 951.826.5981  
RiversideCA.gov/Planning

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

**PLANNING CASE PR-2021-001114 (GPA, RZ, DR):** Proposal by Hugo Lepe, on behalf of Century Heritage Builders, Inc., to consider the following entitlements to construct a 117-unit multi-family residential development: 1) General Plan Amendment to amend 2.72 acres of the project site from the MDR – Medium Density Residential land use designation to HDR – High Density Residential; 2) Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and 3) Design Review of project plans. The Planning Division of the Community & Economic Development Department recommends that the Planning Commission 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 S.B. 18 and A.B. 52.*

**PROJECT LOCATION:** The 4.54-acre project site consists of three contiguous parcels, currently developed with single family residences, located at 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue, bounded by Hedrick Avenue to the west and Jones Avenue to the east, in the R-1-7000 – Single Family Residential Zone and R-3-1500 – Multiple Family Residential Zone, in Ward 6.

**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:** Yenifer Cid, Associate Planner  
[ycid@riversideca.gov](mailto:ycid@riversideca.gov)

**PHONE:** (951) 826-5652

**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, November 21, 2025** and will close on **Wednesday, December 10, 2025** 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: Yenifer Cid, Associate 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>.

**PUBLIC HEARING:** Public comments can be submitted by e-comment at [www.engageriverside.com](http://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: November 21, 2025

Maribeth Tinio, Interim Deputy Director