

CITY OF NEEDLES

NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT

A MITIGATED NEGATIVE DECLARATION for the *Riverlux Resort*

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Needles, as Lead Agency under California Environmental Quality Act (CEQA), a Negative Declareation, Mitigated Negative Declaration (MND) and supporting Initial Study for the Riverlux Resort Project, and is providing public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations, as amended.

The City has prepared this Notice of Intent to Adopt an MND to provide an opportunity for input from public agencies, organizations, and interested parties on the environmental analysis addressing the potential effects of the proposed Project.

**Project Title:** Riverlux Resort Project

**Project Location:** The proposed project site is located in the City of Needles in San Bernardino County, California in Township 09 North, Range 23 East, Section 29. The assessor’s parcel numbers (APN) are 0660-301-13, 0185-058-15, 0185-067-15, 0185-067-20, 0186-021-01 and 0185-109-48, and the parcels total 14 acres in size. The proposed project site is located on both sides of Needles Highway between North K Street and River Road.

**Project Description:** Riverlux Resort Project is a proposed Townhome/Recreational Vehicle (RV) Community in Needles, CA that will be constructed on 14 acres of land along Needles Highway between North K Street and River Road. The structures to be built consist of commercial and livable space. The commercial property will include a 4,000 sq. ft. grocery store with 80 associated parking spaces. The residential component would consist of 58 single family townhomes which accommodate parking for RV’s. There will be three models being constructed within the proposed project area and consist of single-story, two-story, and three-story models. The perimeter of the livable townhomes will be lined with 6’ concrete block wall. Landscaping is proposed around the block wall and will consist of desert tolerant plants that require minimal maintenance and water and mimic the visual aesthetics of the City. Ground will be leveled at appropriate elevations. Project approval is contingent upon the City’s pending update of its land use element.

**Environmental Review and Public Comment:** The IS/MND is being made available for public review for a period of 30 days beginning November 9, 2022 and ending December 9, 2022. Following the close of the public review period, the City will consider this IS/MND and comments thereto in determining whether to approve the Project.

Interested persons can review the IS/MND at the following physical location:

City of Needles

Planning Department, Development Services

817 Third Street

Needles, CA 92363

You may obtain the document in electronic format at the City Clerk’s Office or the City website, or by emailing the Planner Dawn Covello at dcovello@cityofneedles.com. To request a PDF version of the document from the Planning Division, please reference the Riverlux Resort Project.

The comment period closes on **December 9, 2022 at 5:00 PM.** Please submit comments to dcovello@cityofneedles.com or to:

Dawn Covello

City of Needles

Planning Department, Development Services

817 Third Street

Needles, CA 92363

760.326.2115 ext. 127