



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

NOTICE OF PREPARATION

FROM LEAD AGENCY: Brian Norton, Principal Planner
City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DATE: June 15, 2023

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND SCOPING MEETING FOR THE ARLINGTON MIXED USE DEVELOPMENT PROJECT

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Arlington Mixed Use Development Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A regional and vicinity map is included in this NOP (**Figure1**).

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources Code Section 21080.4(a) and State CEQA Guidelines Section 15082. Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on: **June 15, 2023 and is set to close at 5:00 pm on July 14, 2023.**

Please send written responses to Brian Norton at the address shown above or via e-mail BNorton@riversideca.gov. Please include the name and contact person in your agency.

DOCUMENT AVAILABILITY: The Initial Study is available on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents> or contact

Brian Norton at 951-826-2308 or via e-mail at BNorton@riversideca.gov to obtain a PDF of the Initial Study.

PROJECT TITLE: Arlington Mixed Use Development Project – Planning Case PR-2022-001252 (General Plan Amendment, Re-Zone, Site Plan Review, Tentative Parcel Map No. 38638, and Certificate of Appropriateness)

PROJECT APPLICANT: Riverside Property Owner, LLC

PROJECT LOCATION: The Project site is located at 5261 Arlington Avenue (APN 226-180-015-1) and entails an approximately 17.43 gross acre and 17.37 net acre site located at the northeast corner of Arlington Avenue and Streeter Avenue in the City of Riverside, Riverside County, CA. (Refer to **Figure 1, Vicinity Map** and **Figure 2, Project Site**.) The Project site is located within Sections 3, Township 2 South, Range 5 West, of the San Bernardino Baseline Meridian. The Project also includes approximately 1.5 miles of offsite impacts located within roadway right-of-way along Streeter Avenue, Arlington Avenue, Central Avenue, Hillside Avenue and Mountain View Avenue.

PROJECT SETTING: The Project site is located in the northwestern portion of the City of Riverside. The Project site is an existing vacant developed site utilized as the former Sears Department Store and Auto Center and associated parking. Surrounding land uses include commercial business and office uses to the south, residential and office uses to the east, residential and medical office uses to the north, and commercial, residential and office uses to the west.

PROJECT GENERAL PLAN AND ZONING DESIGNATIONS: The Project site located at 5261 Arlington Avenue has a General Plan land use designation of C - Commercial and is zoned CG - Commercial General.

PROJECT DESCRIPTION: The Project proposes the demolition of the existing 192,139 square foot (sf) former Sears buildings and all appurtenances. The Sears Auto Center is a 13,713-sf structure. The 178,426 sf Sears structure consists of a 90,526 sf basement and 87,900 sf ground level. The Project proposes the development of approximately 576,203 sf of residential and commercial-retail uses. The Project will include several amenities including: onsite leasing office, tuck-under garages, carports, public dog park, outdoor resort style pool and spa, fitness area, clubhouse, shade structures with barbeques and tables, multi-use turf areas, outdoor gaming and play spaces. The residential component of the proposed Project includes development of 27 residential buildings providing for 546,474 sf of residential uses and 4,409 sf Clubhouse/Fitness/Leasing building. The Clubhouse/Fitness/Leasing building will be publicly accessible while the residential portion will be accessible via gates. The residential buildings will allow for a total of 388 dwelling units and be divided between 13 3-story garden style buildings providing for 318 dwelling units and 14 2-story townhome buildings providing for 70 dwelling units. The proposed Project will also provide 25,320 sf of commercial-retail use by way of two commercial-retail buildings in the southern portion of the site along Arlington Avenue. The commercial-retail buildings include: a 5,000 sf multi-tenant retail speculative pad with an

adjoining outdoor dining/flex space that could include a 24-hour operation; and a proposed 20,320 sf grocery store pad. The grocery store will operate between the hours of 9:00 A.M. to 9:00 P.M. seven days a week.

Construction of the Project will occur in two phases with the first phase being commercial parcel, and the second phase being the residential parcel over the course of approximately 23 months. The earthwork is anticipated to balance with 28,000 cubic feet (cf) of cut and 28,000 cf of fill.

Riverside Public Utilities (RPU) provides electrical services to the Project site. All electrical facilities would connect to existing connections in Arlington Avenue and Streeter Avenue. Additional circuits will be required to meet the Project's estimated electric demand. This will require approximately 1.5 miles of offsite trenching to connect to existing RPU electric facilities. Trenching will occur within existing ROW and will include approximately 0.5 miles in Streeter Avenue from Arlington Avenue to Central Avenue; approximately 0.5 miles in Central Avenue from Streeter Avenue to Hillside Avenue; and approximately 0.5 miles in Hillside Avenue to Mountain View Avenue. It is anticipated that trenching may be as deep as 7 to 8 feet below ground. There are some existing conduit and vaults within this alignment. The Project will be required to provide areas of new 6.5-inch conduit and approximately 10 electric vaults sized at 8 feet by 14 feet in order to provide the additional circuit and connect to existing facilities.

The following environmental review and entitlements are requested for implementation of the project:

- Environmental Impact Report (EIR)
- General Plan Amendment (GPA) – To amend the general plan land use designation from C - Commercial to MU-V - Mixed Use-Village.
- Rezone (RZ) – To rezone the site from CG - Commercial General to MU-V - Mixed Use-Village.
- Site Plan Review (PPE): Proposed site design and building elevations.
- Tentative Parcel Map (TPM): To subdivide the 17.43-gross acre site into 2 parcels for financing, conveyance, and phasing purposes.
- Certificate of Appropriateness (COA) – Proposal to demolish existing Sears structures which have been deemed eligible for listing in the California Register of Historic Resources under Criterion 3, National Register for Historic Places, and the City of Riverside Historical Landmarks.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The City of Riverside, as the Lead Agency, has determined based on the analysis in the Initial Study that the Project could have a potentially significant impact in the following topic areas, which will be addressed in the forthcoming EIR:

- | | | |
|----------------------------|-------------------------------|--------------------------------------|
| ▪ Aesthetics | ▪ Hazards/Hazardous Materials | ▪ Recreation |
| ▪ Air Quality | ▪ Land Use & Planning | ▪ Transportation |
| ▪ Cultural Resources | ▪ Noise | ▪ Tribal Cultural Resources |
| ▪ Energy | ▪ Population/Housing | ▪ Utilities & Service Systems |
| ▪ Greenhouse Gas Emissions | ▪ Public Services | ▪ Mandatory Findings of Significance |

The EIR will address the short- and long-term effects of the Project on the environment and will evaluate the potential for the project to cause direct and indirect impacts, as well as cumulative impacts in these topic areas. Alternatives to the proposed Project will be addressed as part of the EIR. Analysis of a “No Project” alternative is required by law. In addition to the “No Project” Alternative, at least one additional alternative will be evaluated. The evaluation of alternatives will provide a comparative analysis to the proposed development.

For those impacts determined to be significant, feasible mitigation measures will be proposed. A Mitigation Monitoring and Reporting Program (MMRP) will be developed as required by State CEQA Guidelines Section 15126.4.

Cumulative Impact Analysis: The EIR will include a discussion of the potentially significant cumulative impacts associated with Aesthetics, Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation & Traffic, Tribal Cultural Resources, and Utilities/Services Systems of the Arlington Mixed Use Development Project when considered with other past, present, and reasonably foreseeable future projects in the area. Cumulative impacts of other environmental topics have been addressed in the Initial Study.

Other Required Sections: The EIR will also address other information typically required for an EIR, including the following: Introduction; Project Description; Effects Found Not to Be Significant; Environmental Impact Analysis; Growth-Inducing Impacts; Significant Unavoidable Environmental Effects; Significant Irreversible Changes; Consistency with Regional Plans; Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; Mitigation Measures; References; and List of Preparers.

Based on the analysis in the Initial Study and its supporting technical appendices, the following topics have been determined to have no impacts, a less than significant impact, or a less than significant impact with mitigation incorporated (which mitigation measures would be imposed as conditions of approval on the Project) and will not be addressed in detail in the forthcoming EIR: agriculture and forest resources, biological resources, geology and soils, hydrology/water quality, mineral resources, and wildfire.

In addition, an electronic copy of the Notice of Preparation will be made available on the City of Riverside website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>

Please send your response to Brian Norton, Principal Planner, at the physical or email address shown above. We will need the name of a contact person in your agency or organization, if applicable.

SCOPING MEETING: A virtual scoping meeting will be held about this project in order to hear from interested parties about issues that might need to be addressed in the forthcoming Environmental Impact Report.

Meeting Information: Wednesday July 12, 2023
6:00 – 7:00 pm (Pacific Standard Time)
Attend the virtual meeting live webcast:

Zoom Webinar Information

Webinar Link:

<https://us02web.zoom.us/j/88601112418>


Webinar ID: 886 0111 2418

Phone: +1(669)444-9171

Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. First name and email address are required to enter the broadcast room to keep track of attendees.

At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed Arlington Mixed-Use Development Project.

During the Notice of Preparation public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the project and that they request be addressed in the EIR. For this project, the public review period is **June 15, 2023, through July 14, 2023.**

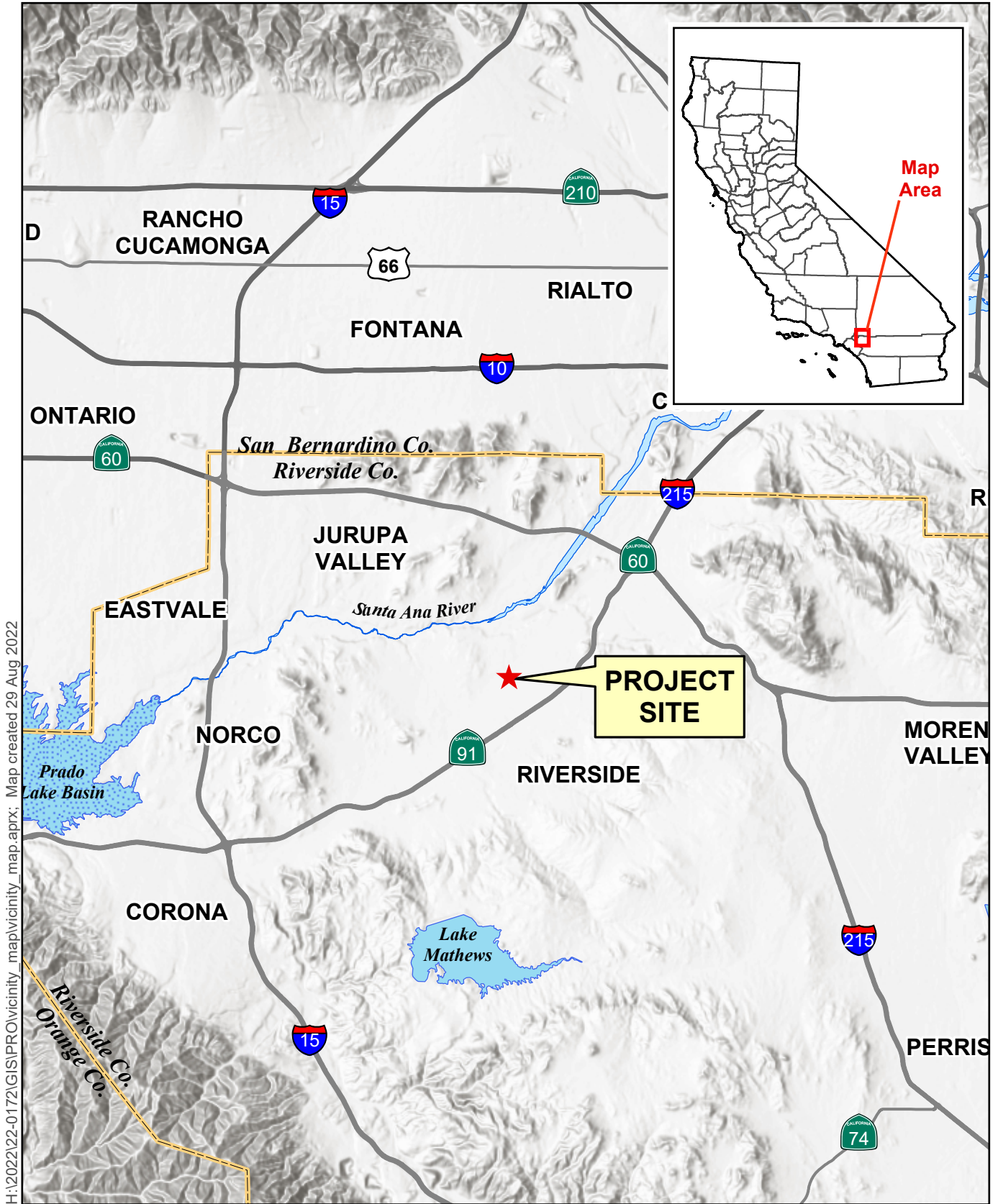
SIGNATURE:  _____

TITLE; Brian Norton, Principal Planner – City of Riverside

EMAIL: bnorton@riversideca.gov

TELEPHONE: 951-826-2308

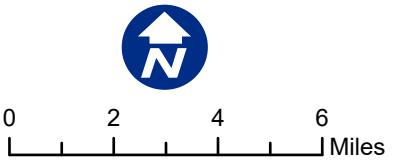
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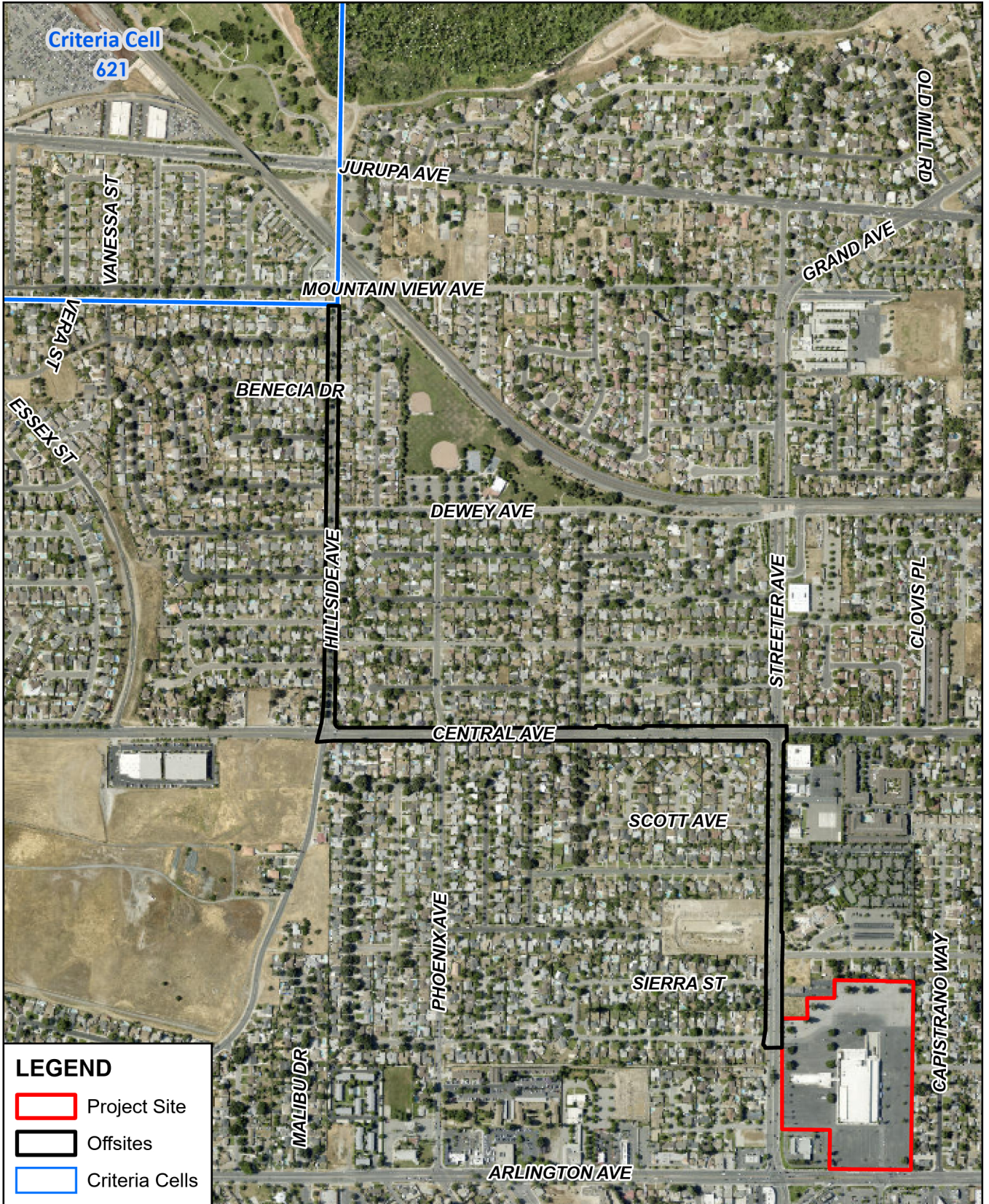
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Source: Riverside County GIS, 2020

Figure 1 – Vicinity Map
Arlington Mixed Use Project



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LEGEND

- Project Site
- Offsites
- Criteria Cells

Sources: Riverside Co. GIS, 2020 (streets) and 2020 (imagery).

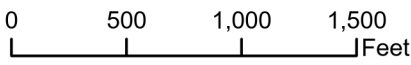


Figure 2 - Project Site
Arlington Mixed Use Project