



CITY OF
RIVERSIDE

Community & Economic Development Department

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

Planning Division

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Arlington Mixed Use Development Project State Clearinghouse No. 2023060428

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2023060428, for the project as described below.

PROJECT TITLE: Arlington Mixed Use Development Project

CASE NUMBER: PR-2022-001252

PROJECT LOCATION: The proposed Project consists of approximately 17.37 net acre site (after dedication of 0.05 acres along Arlington Avenue for road right-of-way, in the City of Riverside, County of Riverside. The Project site is located at 5261 Arlington Avenue, (APN 226-180-015-1) generally at the northeast corner of Arlington Avenue and Streeter Avenue. The Project also includes approximately 1.5 miles of offsite impacts located within roadway right-of-way. The Project site is located within Section 33, Township 2 South and Range 5 West of the San Bernardino Baseline and Meridian

PROJECT DESCRIPTION: The Project proposes the demolition of the existing 192,139 square foot (sf) former Sears buildings and all appurtenances. The 178,426 sf Sears retail structure consists of a 90,526 sf basement and 87,900 sf ground level. The Sears Auto Center is a 13,713-sf structure. The Project proposes the development of approximately 576,203 sf of residential and commercial-retail uses. 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 building component of the project includes 388 dwelling units proposed to 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 southeastern portion of the site along Arlington Avenue. A 5,000 sf multi-tenant speculative retail building would be located in the southern corner of the project site with an adjoining outdoor dining/flex space that could include a 24-hour operation. This area of the



site also proposes a 20,320 sf grocery store pad. 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, enhanced pedestrian connectivity, and outdoor gathering areas.

Construction of the Project will occur in two phases, with the first phase being the commercial parcel, and the second phase being the residential parcel, over the course of approximately 23 months. The earthwork is anticipated to include 18,376 cubic yards (CY) of cut and 18,127 CY of fill. This activity results in a net export of approximately 249 CY.

As the Project is an existing developed site with existing vacant structures, utilities are provided within and around the site. Several of the existing utility facilities on-site will be removed and replaced or relocated to provide connection to existing facilities within the rights-of-way. 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. An additional circuit 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 the existing ROW and will include approximately 0.50 miles in Streeter Avenue from Arlington Avenue to Central Avenue; approximately 0.50 miles in Central Avenue from Streeter Avenue to Hillside Avenue; and approximately 0.50 miles in Hillside Avenue Central 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 additional circuits 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):** To develop the 17.37 net acre site with a 576,203 square foot (sf) mixed-use apartment community.
- **Tentative Parcel Map No. 38638 (TPM):** To subdivide the 17.37 net acre site into 2 parcels for financing, conveyance, and phasing purposes.
- **Certificate of Appropriateness (COA):** To demolish the existing vacant Sears structures, which have been found to be eligible for listing as a historical resource.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that even with feasible mitigation measures Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, and Transportation would result in significant and unavoidable environmental impacts.

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this document is 45 days. As a result, the Draft EIR is available for public review and comment beginning Tuesday February 6, 2024 and ending Thursday, March 22, 2024. The City of Riverside

as the Lead Agency, will provide an electronic copy of the Draft EIR, and it will be made available on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>.

Copies of the Draft EIR will be made available for public viewing at the following City facilities: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522; (2) Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (3) Marcy Public Library, 6927 Magnolia Avenue, Riverside, CA 92506.

Responses to this Draft EIR should be sent to Brian Norton, Principal Planner, no later than March 22, 2024, at the following address:

LEAD AGENCY:

City of Riverside
Community & Economic Development
Department, Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522

Attn: Brian Norton, Principal Planner
(951) 826-5371
(951) 826-2308
BNorton@riversideca.gov

PUBLIC HEARING: Notification of the date, time, and place of future public hearings will be provided in compliance with the City and California Environmental Quality Act (CEQA) requirements.

HAZARDOUS MATERIALS STATEMENT: The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

NOTES: *It should be noted that Tribal Consultations have been conducted.*