



Community & Economic
Development Department
Planning Division

39

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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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Removed: By: Deputy



NOTICE OF DETERMINATION

To: County of Riverside
County Clerk & Recorder
P.O. Box 751
2724 Gateway Drive
Riverside, Ca 92507-0751
(951) 486-7405
 Office of Planning & Research
P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community & Economic Development
Department - Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5371

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2018071058

Project Title: P18-0091 (GPA), P18-0092 (RZ), P18-0099 (TPM), P18-0093 (PPE), P18-0094 (CUP), P18-0095 (CUP), P18-0096 (CUP), P18-0097 (CUP), and P18-0098 (CUP), P18-0100 (MCUP), P18-0101 (DR), P18-0424 (GE/VR), P18-0401 (EIR) – The Exchange

Project Applicant: AFG Development, LLC

Project Location: Generally bounded by Orange Street to the west, Strong Street to the north, State Route 60 (SR-60) to the south and Interstate 215 (I-215) to the east in the City of Riverside, in the County of Riverside. The project site comprises seven parcels with the following parcel numbers: 209-151-029, 209-151-036, 209-020-022, 209-020-047, 209-020-048, 209-020-059, 209-020-060, 209-020-061, 209-020-062, 209-060-023, 209-060-027, 209-060-029, and 209-070-015.

Project Description: The development consists of 35.4 acres of vacant land with a mixed-use project that includes the following components: 1) A multi-family residential complex consisting of 482 multi-family residential dwelling units on approximately 18.4 acres on the northern area of the site; 2) Multi-tenant commercial buildings, a vehicle fueling station with a convenience store and drive-thru carwash, and a stand-alone drive-thru restaurant, totaling 49,000 square feet, on approximately 7.6 acres on the southwest area of the site; 3) Two hotels, containing 229 rooms, and 23 parking spaces for overnight parking of recreational vehicles, on approximately 7.4 acres near the southeast area of the site; and 4) Outdoor entertainment and activities (e.g., farmers market, live entertainment, and car shows).

Implementation of the proposed Project requires the following discretionary approvals:

- General Plan Amendment (P18-0091) - To amend the land use designation of approximately 34.34 acres of the larger 35.4 acre project site from MDR – Medium Density Residential and O

– Office to MU-U – Mixed Use Urban, and amend the land use designation of the remainder 1.06 acres of the site from O – Office to C – Commercial.

- Zoning Code Amendment (P18-0092) - To rezone approximately 34.34 acres of the larger 35.4 project site from R-1-7000 Single Family Residential Zone, R-3-1500 – Multi-Family Residential Zone, and R-1-7000-WC – Single Family Residential – Watercourse Overlay Zones to MU-U – Mixed Use Urban; and rezone the remainder 1.06 acres of the site from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone.
- Site Plan Review (P18-0093) - Site design and building elevations review of the mixed use project, except for the vehicle fuel station. The vehicle fuel station is reviewed under related Design Review request (P18-0101).
- Tentative Parcel Map No. 37475 (P18-0099) - To subdivide the 35.4 acre project site into 15 parcels, ranging in size from 0.49 acres to 7.67 acres, including a private drive.
- Conditional Use Permits (P18-0094, P18-0095, P18-0096, P18-0097, and P18-0098) - To permit each of the following uses: Hotels and RV parking, vehicle fueling station, drive-thru restaurant, live entertainment and special events, and a farmers market.
- Design Review (P18-0101) – Site design and building elevations review of the vehicle fueling station.
- Variance Request (P18-0424) – To permit two freeway oriented signs, where one is allowed.
- Grading Exception (P18-0424) - To allow retaining walls higher than permitted by Code.
- Minor Conditional Use Permit (P18-0100) – To permit two freestanding, freeway-oriented monument signs.
- Environmental Impact Report (P18-0401)

The Draft EIR determined that the Project may result in potentially significant impacts under certain thresholds under the following issue areas, but that any such impacts will be mitigated to a level below significance: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation/Traffic, and Tribal Cultural Resources. The Draft EIR determined that even with feasible mitigation measures, the proposed Project would result in potentially significant impacts under certain thresholds within Air Quality, Greenhouse Gas Emissions, and Transportation/Traffic that cannot be mitigated to below a level of significance.

This is to advise that the Riverside City Council held the first reading of the Zoning Code Amendment ordinance described above, and has approved the remainder of the above-described entitlements and above-described project on June 4, 2019 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Senior Planner

Governor's Office of Planning & Research

Date: _____ Date Received for filing at OPR: _____

JUN 10 2019

STATE CLEARINGHOUSE

Figure 4.3-1 Vegetation Communities

