



Community & Economic Development Department

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Planning Division

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Mission Grove Apartments State Clearinghouse No. 2022100610

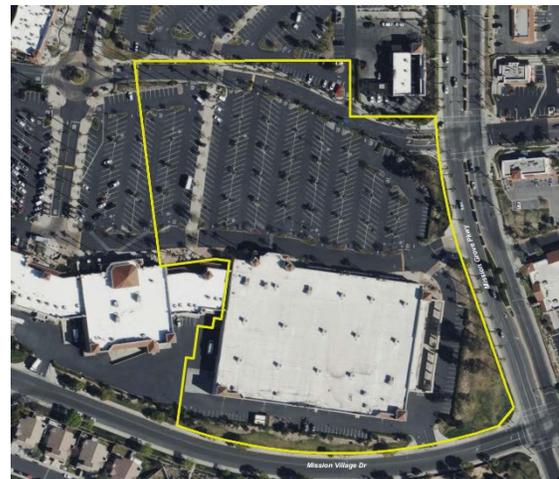
Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022100610, for the project as described below.

PROJECT TITLE: Mission Grove Apartments

CASE NUMBER: PR-2022-001359

PROJECT APPLICANT: Michelle Rubin, Regional Properties, Inc. 9150 Wilshire Blvd., Suite 210, Beverly Hills, CA 90212.

PROJECT LOCATION: The approximately 9.92-acre Project site is located at the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, in the City of Riverside. The Project site is comprised of the following single parcel: 276-110-018. The Project site is located within Section 17, Township 3 South and Range 4 West of the Riverside East Baseline and Meridian.



PROJECT DESCRIPTION: The Project consists of developing 9.92 acres with a multi-family residential complex containing a total of 347 studio, one-, two-, and three-bedroom residential apartment units in five, 4-story buildings. The project will include indoor amenities including a leasing office, clubroom, fitness center, and outdoor amenities including a pool and spa, outdoor seating and dining areas, and a dog park. The habitable gross square footage (SF) of the apartment community is 419,358 SF, the uninhabited square footage (e.g., garages, utility and storage closets) of the project is 55,143 SF in total. The gross square footage of the project is 474,501.

Off-site improvements include installation of driveway approaches, curb and gutter, and sidewalk along the Mission Grove Parkway South and Mission Village Drive frontage. The existing bus stop on Mission Grove Parkway South will be relocated to the north to allow better utilization and will be built per Riverside Transit Agency standards.

Construction activity would begin with demolition of the existing building, site preparation and grading which would utilize equipment such as tractors, dozers, graders, and scrapers. Grading would require a maximum cut and fill of 5 feet under the building, not including remedial grading. The existing site ranges in elevation from 1,589 feet to 1,599 feet above mean sea level. The proposed improvements range in elevation from 1,591 to 1,650 feet. Proposed grading activities anticipate 5,118 cubic yards of cut and 5,950 cubic yards of fill on site, with a net soil import of 832 cubic yards. Additionally, there is a potential that some additional export of rock/boulders may be required if the rock/boulder material cannot be utilized in the landscaping on site. All construction activities, with the exception of the import of fill and the potential export of rock/boulders, would be on site, including staging of equipment and materials and construction worker parking. The previously placed fill within the existing Kmart building footprint areas will be over excavated to a depth of three feet below planned finished grades or one foot below footings, whichever is deeper. Fill will be placed and compacted in layers to provide a fill mat on which to construct the proposed residential buildings. There is a potential that grading activities will require heavy ripping, or the use of breakers, if areas of hard bedrock are encountered.

Building construction and paving activities would utilize cranes, welders, rollers, and other paving equipment for construction. Construction is expected to begin in 2025 and take approximately 28 months to complete. The project is anticipated to be fully built and open in 2028.

As the Project is an existing developed site with existing vacant structures, utilities are provided within and around the site. Dry utility (electrical, gas, telecommunications) extensions from existing lines in Mission Village Drive will be constructed within the City's Street Right-of-Way (ROW) into the development. The Project will construct new water laterals connecting to the existing Western Municipal Water District 12-inch water main in Mission Village Drive and Mission Grove Parkway South. The project will utilize the existing sewer line on the southwestern side of the property.

Implementation of the proposed Project will require the following discretionary approvals (City of Riverside Planning Case PR-2022-001359):

- **General Plan Amendment** – To amend approximately 9.92 acres of the proposed Project area from C – Commercial to MU-U Mixed Use-Urban;
- **Zoning Code Amendment** – To rezone approximately 9.92 acres of the proposed Project area from CR-SP- Commercial Retail and Specific Plan (Mission Grove) Overlay Zones to MU-U-SP – Mixed Use-Urban and Specific Plan (Mission Grove) Overlay Zones;
- **Specific Plan Amendment** – To revise the Mission Grove Specific Plan to create the Mixed-Use – Urban Zone within the Specific Plan;
- **Design Review** – For the proposed site design and building elevations; and
- **Tentative Parcel Map No. 38598** – to subdivide the existing Parcel 1 of Parcel Map 36320 into two parcels for financing and conveyance purposes.
- **Environmental Impact Report** – For the preparation of an Environmental Impact Report for the proposed Project.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to a level below significance: Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. The following issue areas have potentially significant environmental impacts that were determined to be significant and unavoidable: Hazards, Land Use, and Transportation.

PUBLIC REVIEW PERIOD: The Draft EIR is available for public review and comment beginning Friday May 10, 2024 through Monday June 24, 2024. An electronic copy of the Draft EIR is available for public review on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>. If unable to access the electronic copy, please contact Veronica Hernandez, Senior Planner, at (951) 826-3965 or vhernandez@riversideca.gov.

Copies of the Draft EIR will be made available for public viewing at the following City facilities during normal hours of operation: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522; (2) the Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (3) Riverside Public Library, Orange Terrace Library, 20010-B Orange Terrace Parkway, Riverside, CA 92508. Questions related to Draft EIR availability should be directed to the project contact.

Responses to this Draft EIR should be sent in writing to Veronica Hernandez, Senior Planner, no later than 5:00 p.m. on Monday June 24, 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: Veronica Hernandez, Senior Planner
(951) 826-3965
vhernandez@riversideca.gov

PUBLIC HEARING: Notification of the date, time and place of future public hearings will be provided in compliance with 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.