



Lead Agency: CITY OF RIVERSIDE
ATTN: PLANNING DIVISION
Address: 3900 MAIN STREET 3RD FLOOR
RIVERSIDE, CA. 92522

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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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12/19/2024 10:10 AM Fee: \$ 50.00
Page 1 of 3

Removed: By: Deputy


Project Title

MISSION GROVE APARTMENTS ZONING CODE MAP AMENDMENT (PLANNING CASE PR-2022-001359)

Filing Type

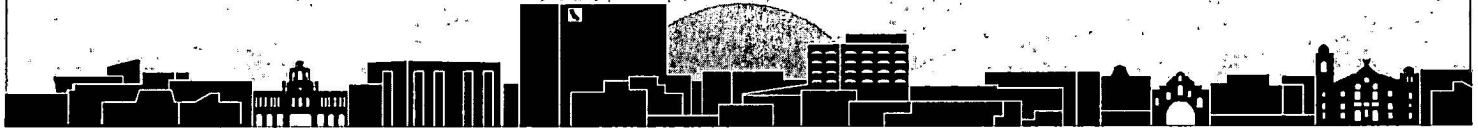
- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes



**Community & Economic
Development Department
Planning Division**

**3900 Main Street, 3rd Floor • Riverside, CA 92522
951.826.5371 • fax 951.826.5981
RiversideCA.gov/Planning**



NOTICE OF DETERMINATION

<p>To:</p> <p><input checked="" type="checkbox"/> 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> <p><input checked="" type="checkbox"/> P.O. Box 3044, 1400 Tenth Street, Room 222 Sacramento, Ca 95812-3044</p>	<p>From: City of Riverside Community & Economic Development Department - Planning Division 3900 Main Street, 3rd floor Riverside, CA 92522 (951) 826-5625</p>
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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022100610

Project Title: Mission Grove Apartments – Planning Case: PR-2022-001359 – Zoning Code Map Amendment (Rezone)

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

Project Location: The project site is located on the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, in the City of Riverside. The project site includes a single parcel, Assessor Parcel Number (APN) 276-110-018, totaling 9.92 gross acres.

Project Description: On December 3, 2024, the City of Riverside, as CEQA lead agency, certified the Final Environmental Impact Report (EIR), adopted Findings of Fact, Statement of Overriding Considerations, a Mitigation, Monitoring and Report Program, and approved Planning Case PR-2022-001359 - General Plan Amendment, Rezone, Specific Plan Amendment, Design Review, and Tentative Parcel Map No. 38598. Additionally, a Resolution for the General Plan Amendment was approved and an Ordinance for the Rezone was introduced.

On December 17, 2024, the City of Riverside Adopted the Ordinance to Rezone the site from the 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. All other actions pertaining to this project were undertaken on December 3, 2024, a separate NOD was filed for actions undertaken by the City Council for this project on December 5, 2024

This is to advise that the Riverside City Council held the second reading of the Zoning Code Amendment Ordinance described above on December 17, 2024. The Rezone was introduced by the Riverside City Council on December 3, 2024, and included within the certified EIR for which the following determinations were made which reflect the independent judgment of the City of Riverside.

1. The project [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 not] made a condition of the approval of the project.
 4. A mitigation reporting or monitoring plan [was not] adopted for this project.
 5. A Statement of Overriding Considerations [was not] adopted for this project.
 6. Findings [were not] made pursuant to the provisions of CEQA.

Signature: V. Herrera Title: Senior Planner

Date: December 18, 2024 Date Received for filing at OPR: _____