

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Arlington Mixed Use Development Project

Lead Agency: City of Riverside

Contact Name: Brian Norton, Senior Planner

Email: BNorton@riversideca.gov Phone Number: (951) 826-2308

Project Location: City of Riverside County of Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has been prepared for the project. As identified in the Initial Study, Biological Resources may be impacted by the proposed project and the project proposes to implement mitigation to reduce environmental effects to less than significant. As detailed in the Initial Study, the following mitigation measure would be implemented as part of the project MM BIO 1. The analysis in the Initial Study identified that potentially significant environmental effects could occur to Aesthetics, Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation & Traffic, Tribal Cultural Resources, Utilities/Services Systems. These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR that will be prepared for the proposed project. The EIR will identify the impacts result from detailed analysis for Aesthetics, Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation & Traffic, Tribal Cultural Resources, Utilities/Services Systems. Mitigation will be identified in the EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Riverside (City) is issuing a Notice of Preparation of a Draft Environmental Impact Report (NOP) and an associated Initial Study for the proposed project. The purpose of the NOP is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested agencies and persons to comment on the scope and content of the EIR. During the comment period for the NOP, public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. As such, information regarding areas of controversy and potential issues involving the project is currently being gathered by the City. Comments received during the NOP comment period will be included in the EIR, and the areas of known controversy will be listed.

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board
- Riverside County Airport Land Use Commission
- Cultural Heritage Board
- Western Riverside County Regional Conservation Authority

SCH Form F Attachment

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.