

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2023060428**

**Project Title:** Arlington Mixed Use Development Project  
 Lead Agency: City of Riverside Contact Person: Brian Norton, Senior Planner  
 Mailing Address: 3900 Main Street, 3rd Floor Phone: (951) 826-2308  
 City: Riverside Zip: 92522 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Riverside  
 Cross Streets: Arlington Avenue and Streeter Avenue Zip Code: 9250 6  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 49.47 " N / 117 ° 25 ' 1.28 " W Total Acres: 17.43  
 Assessor's Parcel No.: 226-180-015-1 Section: 33 Twp.: 2 South Range: 5 West Base: SBBM  
 Within 2 Miles: State Hwy #: Route 91 Waterways: Santa Ana River  
 Airports: Riverside Municipal Airport Railways: Metrolink Schools: See Attached

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Certificate of Appropriateness

**Development Type:**

Residential: Units 388 Acres 14.44  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. 25,320 Acres 2.93 Employees 51  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy/Greenhouse Gas

**Present Land Use/Zoning/General Plan Designation:**

See Attachment.

**Project Description:** (please use a separate page if necessary)

See Attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation                |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                      |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                         |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                       |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission                               |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>                       |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of           |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                 |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy       |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                             |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                            |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                                    |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                 |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                           |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                       |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                            |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of        |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                            |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: <u>South Coast Air Quality Management District</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 02/06/2024 Ending Date 03/22/2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A Webb Associates</u>	Applicant: <u>City of Riverside - Brian Norton</u>
Address: <u>3788 McCray Street</u>	Address: <u>3900 Main Street, 3rd Floor</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Riverside, CA 92522</u>
Contact: <u>Melissa Perez</u>	Phone: <u>(951) 826-2308</u>
Phone: <u>(951) 320-6007</u>	

Signature of Lead Agency Representative:  Date: 02/06/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**NOTICE OF COMPLETION ATTACHMENT**  
**ARLINGTON MIXED USE DEVELOPMENT PROJECT**  
**(SCH # 2023060428)**

**Schools:**

Our Lady of Perpetual Help Catholic School, Sierra Middle School, Jefferson Elementary School, Adams Elementary School, Madison Elementary School, Mountain View Elementary School

**Present Land Use/ Zoning/ General Plan Designation:**

The Project is an existing developed site containing the former Sears Department Store, Auto Center, and associated parking areas. The site has a General Plan land use designation of C - Commercial and is zoned CG - Commercial General.

**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 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 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 southeastern portion of the site along Arlington Avenue. A 5,000 sf multi-tenant retail speculative pad would be located in the southwestern 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

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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 0.50 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 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): 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 with a mixed-use apartment community, which have been found to be eligible for listing as a historical resource.