

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 #: 2023060428

Project Title: Arlington Mixed Use Development Project

Lead Agency: City of Riverside

Contact Name: Brian Norton, Principal Planner

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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.

The Draft Environmental Impact Report (DEIR) evaluated potential environmental impacts to Aesthetic Resources, Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utility and Service Systems.

The proposed Project would not result in significant impacts related to Aesthetics Resources, Agricultural Resources, Biological Resources, Air Quality, Energy, Geological Resources, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, or Wildfire with implementation of the following mitigation measures: MM BIO-1, MM GEO-1, MM HAZ-1, MM HAZ-2, MM HAZ-3, MM NOI-1, MM NOI-2, MM TCR-1, MM TCR-2, MM TCR-3, and MM TCR-4.

However the Draft EIR determined that even with the following feasible mitigation measures Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, and Transportation would result in significant and unavoidable environmental impacts MM CR 1, MM CR-2, MM CR-3, MM CR-4, MM CR-5, MM GHG-1, MM GHG-2, and MM GHG-3.

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

- Airport Hazards (Riverside County Airport Land Use Commission)
- Cultural Resources (City of Riverside Cultural Heritage Board)
- Transportation (Public)
- Tribal Cultural Resources (Native American Heritage Commission)

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

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

**SUMMARY FORM FOR ELECTRONIC DOCUMENT SUBMITTAL FORM F
ATTACHMENT
ARLINGTON MIXED USE DEVELOPMENT PROJECT
(SCH # 2023060428)**

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 require approximately 1.5 miles of offsite trenching to connect to existing RPU electric facilities. Trenching will occur within the 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 additional circuits and connect to existing facilities.

The following environmental review and entitlements are requested for implementation of the project:

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ARLINGTON MIXED USE DEVELOPMENT PROJECT
(SCH # 2023060428)**

- **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, which has been found to be eligible for listing as a historical resource.