



## NOTICE OF DETERMINATION

To:  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.O. Box 3044,  
1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

From: City of Riverside  
Community & Economic Development  
Department - Planning Division  
3900 Main Street, 3<sup>rd</sup> floor  
Riverside, CA 92522  
(951) 826-5625

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2023060428

Project Title: Arlington Mixed Use Development Project – Planning Case PR-2022-001252 – (DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review), SD-2022-00002 (Tentative Parcel Map), DP-2022-00047 (Certificate of Appropriateness) and DP-2022-00048 (Certify Environmental Impact Report))

Project Applicant: Riverside Property Owner, LLC

Project Location: The proposed Project consists of approximately 17.37 net acre site (after dedication of 0.05 acres along Arlington Avenue for road right-of-way, in the City of Riverside, County of Riverside). The Project site is located at 5261 Arlington Avenue, (APN 226-180-015-1) generally at the northeast corner of Arlington Avenue and Streeter Avenue. The Project also includes approximately 1.5 miles of offsite impacts located within roadway right-of-way. All sites are located within the City of Riverside.

Project Description: The Project proposes the demolition of the existing vacant 192,139 square foot (sf) former Sears buildings and appurtenances. The 178,426 sf Sears retail structure (consists of a 90,526 sf basement and 87,900 sf ground level) and 13,713 sf auto center 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 building component of the project includes 388 dwelling units proposed to 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 speculative retail building would be located in the southern 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.

Implementation of the proposed project requires the following discretionary approvals:

- 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 and retail/commercial.
- 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 have been found to be eligible for listing as a historical resource.
- Overrule of Riverside County Airport Land Use Commission determination of Inconsistency: To overrule the Riverside County Airport Land Use Commission's January 12, 2023 Inconsistency Determination to the 2005 Riverside Municipal Airport Land Use Compatibility Plan, pursuant to Public Utilities Code Section 21670.

The EIR determined that the project will have a significant effect on the environment.

This is to advise that the Riverside City Council held the first reading of the Zoning Code Amendment ordinance described above and has approved the remainder of the above-described entitlements, resolutions and above-described project on September 17, 2024 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

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.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Principal Planner

Date: September 18, 2024 Date Received for filing at OPR: \_\_\_\_\_