



NOTICE OF DETERMINATION

To:	<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 <input checked="" type="checkbox"/> 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 rd floor Riverside, CA 92522 (951) 826-5625
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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: 2023060428

Project Title: Arlington Mixed Use Development Project – Planning Case PR-2022-001252 – DP-2022-00036 (Rezone)

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: On September 17, 2024, the City of Riverside, as CEQA lead agency, certified the Final Environmental Impact Report DP-2022-00048 (EIR), adopted Findings of Fact, Statement of Overriding Considerations, a Mitigation, Monitoring and Report Program, and approved Planning Case PR-2022-001252 - General Plan Amendment (DP-2022-00035), Rezone (DP-2022-00036), Site Plan Review (DP-2022-00025), Tentative Parcel Map No. 38638 (SD-2022-00002), and a Certificate of Appropriateness (DP-2022-00047). Additionally a Resolution for the General Plan Amendment was approved and an Ordinance for the Rezone was Introduced.

On October 8, 2024, the City of Riverside Adopted the Ordinance to Rezone the site from the CG – Commercial General zoning designation to the MU-V - Mixed Use - Village zoning designation. All other actions pertaining to this project were undertaken on September 17, 2024, a separate NOD was filed for actions undertaken by the City Council for this project on September 17, 2024.

This is to advise that the Riverside City Council held the second reading of the Zoning Code Amendment Ordinance described above on October 8, 2024. The Rezone was introduced by the Riverside City Council on September 17, 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:  Title: Principal Planner

Date: October 9, 2024 Date Received for filing at OPR: