

## 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

<b>SCH #</b>
--------------

**Project Title:** Riverside Alive Project

Lead Agency: City of Riverside Contact Person: Paige Montojo, Senior Planner  
 Mailing Address: 3900 Main Street, 3rd Floor Phone: (951) 826-5773  
 City: Riverside Zip: 92522 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Riverside  
 Cross Streets: Third Street, Fifth Street, Market Street and Orange Street Zip Code: 92501

Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 9.33 " N / 117 ° 22 ' 18.59 " W Total Acres: approx. 10

Assessor's Parcel No.: See Attached Section: 23 Twp.: 2 South Range: 5 West Base: SBBM

Within 2 Miles: State Hwy #: Route 91, Route 60, Interstate 215 Waterways: Santa Ana River  
 Airports: Flabob 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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Mixed Use Residential, Entertainment and Hospitality  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

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

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

Developed/Downtown Specific Plan

**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".

<input type="checkbox"/> Air Resources Board	<input 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 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 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: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date October 09, 2024 Ending Date November 08, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Albert A Webb Associates</u>	Applicant: <u>City of Riverside - Paige Montojo</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>Eliza Laws</u>	Phone: <u>(951) 826-5773</u>
Phone: <u>(951) 320-6055</u>	

Signature of Lead Agency Representative:  Date: October 9, 2024

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

# NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL ATTACHMENT (Riverside Alive Project)

**Assessor Parcel Numbers**

213-11-011, 213-111-012, 213-111-014, 213-111-015, 213-111-016

**Schools**

- Bryant Elementary
- Come Back Kids Charter School
- St Francis De Sales Catholic School
- Longfellow Elementary School
- Spring Charter Schools
- Fremont Elementary School
- Patricia Beatty Elementary School
- Emerson Elementary School
- Magnolia Elementary School
- Ina Arbuckle Elementary School
- Central Middle School
- University Heights Middle School
- John W. North High School

**Project Description**

The City of Riverside is considering the development of a new mixed-use entertainment and hospitality Project, referred to as the Riverside Alive Project (Project). The Project proposes to include a combination of residential, office, retail, and hotel uses; a Convention Center expansion; and new parking facilities in place of the existing Lot 33 and Outdoor Plaza area. No specific development application is currently under consideration. The Project is proposing “development envelopes” based on the maximum areas or densities that could be accommodated on the Project site instead of on specific project details. **Table A – Proposed Project Uses** provides a breakdown of the maximum densities that will be analyzed as part of the Project.

**Table A – Proposed Project Uses**

Land Use Type		Maximum Dwelling Units/Rooms	Maximum Square Footage
Residential Units (168 total)	Condominiums	55	
	Multi-Family Residential	113	
Non-Residential	Hotel	376	
	Office		220,000
	Commercial Retail Uses		
	<i>Restaurant-Focused Retail</i>		12,875
	<i>Grocery Store</i>		20,690
	<i>Fitness Center</i>		28,416

	Parking Facilities	Up to 5 levels	
	Convention Center Expansion		189,000

Existing utility facilities on-site may be removed, replaced or relocated to provide connection to the new buildings proposed by the Project. No new services are expected; rather moving around utility connections are expected and would be determined as specific buildings and facilities undergo specific entitlement and engineering processing in the future. The potential off-site improvements anticipated for this Project include upsizing approximately 1,700 linear feet of sewer line in Market Street from 11th Street to Mission Inn Avenue and upsizing the potable water main in Third Street between Orange Street and Market Street.