



**Community & Economic
Development Department
Planning Division**

**3900 Main Street, 3rd Floor • Riverside, CA 92522
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RiversideCA.gov/Planning**



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, 3rd 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: 2022100610

Project Title: Mission Grove Apartments – Planning Case: PR-2022-001359 General Plan Amendment (GPA), Zoning Code Amendment (RZ), Specific Plan Amendment (SPA), Design Review (DR), Tentative Parcel Map (No. 38598), and Environmental Impact Report (EIR).

Project Applicant: Michelle Rubin, Regional Properties, Inc., 9150 Wilshire Blvd., Suite 210, Beverly Hills, CA 90212.

Project Location: The project site is located on the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, in the City of Riverside. The project site includes a single parcel, Assessor Parcel Number (APN) 276-110-018, totaling 9.92 gross acres.

Project Description: Proposal to develop 9.92 acres with a multi-family residential complex containing a total of 347 studio, one-, two-, and three-bedroom residential apartment units in five, 4-story buildings. The project will include indoor amenities including a leasing office, clubroom, fitness center, and outdoor amenities including a pool and spa, outdoor seating and dining areas, and a dog park. The habitable gross square footage (SF) of the apartment community is 419,358 SF, the uninhabited square footage (e.g., garages, utility and storage closets) of the project is 55,143 SF in total. The gross square footage of the project is 474,501.

Construction activity would begin with demolition of the existing building, site preparation and grading which would utilize equipment such as tractors, dozers, graders, and scrapers. Grading would require a maximum cut and fill of 5 feet under the building, not including remedial grading. The existing site ranges in elevation from 1,589 feet to 1,599 feet above mean sea level. The proposed improvements range in elevation from 1,591 to 1,650 feet. Proposed grading activities anticipate 5,118 cubic yards of cut and 5,950 cubic yards of fill on site, with a net soil import of 832 cubic yards. Additionally, there is a potential that some additional export of rock/boulders may be required if the rock/boulder material cannot be utilized in the landscaping on site. All construction activities, with the exception of the import of fill and the potential export of rock/boulders, would be on site, including staging of equipment and materials and construction worker parking. The previously placed fill within the existing Kmart building

footprint areas will be over excavated to a depth of three feet below planned finished grades or one foot below footings, whichever is deeper. Fill will be placed and compacted in layers to provide a fill mat on which to construct the proposed residential buildings. There is a potential that grading activities will require heavy ripping, or the use of breakers, if areas of hard bedrock are encountered.

Building construction and paving activities would utilize cranes, welders, rollers, and other paving equipment for construction. Construction is expected to begin in 2025 and take approximately 28 months to complete. The project is anticipated to be fully built and open in 2028.

As the Project is an existing developed site with existing vacant structures, utilities are provided within and around the site. Dry utility (electrical, gas, telecommunications) extensions from existing lines in Mission Village Drive will be constructed within the City's Street Right-of-Way (ROW) into the development. The Project will construct new water laterals connecting to the existing Western Municipal Water District 12-inch water main in Mission Village Drive and Mission Grove Parkway South. The project will utilize the existing sewer line on the southwestern side of the property.

Implementation of the proposed Project requires the following discretionary approvals (City of Riverside Planning Case PR-2022-001359):

- General Plan Amendment: To amend approximately 9.92 acres of the proposed Project area from C – Commercial to MU-U Mixed Use-Urban;
- Zoning Code Amendment: To rezone approximately 9.92 acres of the proposed Project area from CR-SP- Commercial Retail and Specific Plan (Mission Grove) Overlay Zones to MU-U-SP – Mixed Use-Urban and Specific Plan (Mission Grove) Overlay Zones;
- Specific Plan Amendment: To revise the Mission Grove Specific Plan to create the Mixed-Use – Urban Zone within the Specific Plan;
- Design Review: For the proposed site design and building elevations; and
- Tentative Parcel Map No. 38598: To subdivide the existing Parcel 1 of Parcel Map 36320 into two parcels for financing and conveyance purposes.
- Environmental Impact Report: For the preparation of an Environmental Impact Report for the proposed Project.

This is to advise that the above-described entitlements and above-described project were approved by the Riverside City Council on December 3, 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 ☐ 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 ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ 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: V. Hernandez Title: Senior Planner

Date: 12/04/2024 Date Received for filing at OPR: _____