

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

SCH # 2024100396**Project Title:** Riverside Alive ProjectLead Agency: City of RiversideContact Person: Paige Montojo, Senior PlannerMailing Address: 3900 Main Street, 3rd FloorPhone: (951) 826-5773City: RiversideZip: 92522County: Riverside**Project Location:** County: RiversideCity/Nearest Community: RiversideCross Streets: Third Street, Fifth Street, Market Street and Orange StreetZip Code: 92501Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 9.33 " N / 117 ° 22 ' 18.59 " W Total Acres: approx. 10Assessor's Parcel No.: 213-111-011, -012, -014, -015, -016Section: 23Twp.: 2 SouthRange: 5 WestBase: SBBMWithin 2 Miles: State Hwy #: SR-91, SR-60, I-215Waterways: Santa Ana RiverAirports: Flabob AirportRailways: MetrolinkSchools: See attached.**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ 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 _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Mixed Use Residential, Entertainment, Hospitality**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy/Greenhouse Gas**Present Land Use/Zoning/General Plan Designation:**Developed/Downtown Specific Plan**Project Description:** *(please use a separate page if necessary)*

See attachment.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 8	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 8
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 6	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date May 23, 2025 Ending Date July 7, 2025

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: 5/19/2025

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

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

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. The list below provides a breakdown of the maximum densities that will be analyzed as part of the Project.

- 168 residential units including a mix of for-sale and for-rent product;
- 376 hotel rooms;
- 220,000 square feet of Class A office space;
- 61,981 square feet of commercial retail space, including restaurant and personal service uses;
- 189,000 square feet of additional exhibition, reception, back-of-house and support facilities for the Riverside Convention Center;
- A subterranean parking facility with up to five levels; and
- Outdoor pedestrian plaza and flexible outdoor gathering space.

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.