

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 #

Project Title: Mikasa Luxury Villas Residential Development Project

Lead Agency: City of Riverside Community & Economic Development Department Planning Division Contact Person: Yenifer Cid

Mailing Address: 3900 Main Street, 3rd Floor Riverside

Phone: (951) 826-5652

City: Riverside

Zip: 92522

County: Riverside

Project Location: County: Riverside City/Nearest Community: Riverside

Cross Streets: Jones Avenue and Cook Avenue

Zip Code: 92505

Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 12.65" N / 117 ° 28 ' 43.57" W Total Acres: 4.54

Assessor's Parcel No.: 143-040-010, 143-040-011, 143-040-012 Section: N/A Twp.: 03 Range: 06 Base: SBM

Within 2 Miles: State Hwy #: State Route 91 Waterways: Riverside Canal, Santa Ana River Watershed

Airports: N/A

Railways: Metrolink

Schools: Myra Linn Elementary School

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: <u>Design Review</u>

Development Type:

☒ Residential: Units <u>117</u> Acres <u>4.44</u>	☐ 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: _____
☐ Water Facilities: Type _____ MGD _____	

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: _____

Present Land Use/Zoning/General Plan Designation:

Land Use designation: Medium Density Residential, High Density Residential. Zoning: Single-Family Residential, Multiple-Family Residential

Project Description: (please use a separate page if necessary)

The Project is located at 4618 Jones Avenue, 4705 Hedrick Avenue, and 4663 Hedrick Avenue (APN# 143-040-010, 143-040-011, and 143-040-012) in the City of Riverside. The Project proposes to consolidate the three parcels and develop 117 multifamily units. It includes the demolition of all of the existing structures on-site and the construction of 15 multifamily buildings that total in approximately 193,421 square feet of new development. In addition, the Project would include approximately 80,803 square feet of open space (common, private, and public). The Project would include a community hall, gym, pool, spa, and tot lot/play area. The dwelling units would range from studios to two bedrooms. A total of 215 parking spaces would be provided.

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".

☒ 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 # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☒ 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 # <u>6</u>	☐ 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 11/21/2025 Ending Date 12/11/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Impact Sciences Inc.</u>	Applicant: <u>Century Heritage Buildings, Inc.</u>
Address: <u>811 West 7th Street Suite 200</u>	Address: <u>4095 East La Palma Avenue, Suite D</u>
City/State/Zip: <u>Los Angeles/CA/90017</u>	City/State/Zip: <u>Anaheim, CA 92807</u>
Contact: <u>Brett Pomeroy,</u>	Phone: <u>(909) 921-6134</u>
Phone: <u>(213) 935-1901 Ext 233</u>	

Signature of Lead Agency Representative: _____  Date: 11/20/2025

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