



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

## NOTICE OF PREPARATION

**FROM LEAD AGENCY:** Veronica Hernandez, Senior Planner  
City of Riverside  
Community and Economic Development  
Department, Planning Division  
3900 Main Street, 3<sup>rd</sup> floor  
Riverside, California 92522

**DATE:** October 28, 2022

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Mission Grove Apartments Project

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed residential project known as the Mission Grove Apartments Project (Project). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A regional map and project site map are included in this NOP (Figures 1 and 2).

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on October 28, 2022 and is set to close at 5:00 p.m. on November 28, 2022.

Please send written responses to this NOP to Veronica Hernandez at the address shown above. Please include the name and contact person in your agency. If you have any questions, please contact Veronica Hernandez at 951-826-3965 or via e-mail at [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov).

**DOCUMENT AVAILABILITY:** This NOP is available on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-cega-documents>, or contact Veronica Hernandez via phone at 951-826-3965 or via email at [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov) to obtain an electronic copy of it.

**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), Environmental Impact Report (EIR).

**PROJECT APPLICANT:** Anton Mission Grove, LLC, 1676 N. California Blvd., Suite 250, Walnut Creek, CA 94596.

**PROJECT LOCATION:** The Project site consists of a single 9.92-acre parcel and is located at 375 East Alessandro Boulevard, Riverside, CA 92508, situated at the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, Figure 2 – Project Site Map. The Assessor Parcel Number (APN) is 276-110-018.

**PROJECT SETTING:** The Project site is part of the 70-acre Mission Grove Plaza Shopping Center and is currently developed with a 104,231 square foot vacant retail building (a former K-Mart retail store) and an associated surface parking lot. The project site includes portions of a signalized intersection at Mission Grove Parkway and a shared driveway providing ingress and egress from Mission Grove Parkway for the shopping center.

**PROJECT GENERAL PLAN AND ZONING DESIGNATIONS:** The current land use of the project site is a vacant retail site. The General Plan designation for the project site is C - Commercial and it is currently zoned as CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zones. The site is also within the Mission Grove Specific Plan and is designated as Retail Business & Office within that plan.

**PROJECT DESCRIPTION:** The proposed Project includes a total of 347 studio, one-, two-, and three-bedroom residential apartment units within 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 net square footage (SF) of the apartment community is 327,032 SF in total. The Project includes 604 parking spaces in total. Of these, 513 parking spaces will be dedicated for the Proposed apartment project, and 91 will be shared between the Proposed apartment project and the existing adjacent retail site.

The project includes a General Plan Amendment to change the General Plan Land Use Designation from C – Commercial to MU-U – Mixed-Use – Urban, to allow the residential land use. A Zone Change is also proposed from CR – Commercial Retail – to MU-U – Mixed-use Urban. Mixed Use-Urban zoning has been selected for this site to bring together medium- to high-density residential and retail development in a mixed-use environment. The Mixed Use-Urban zone will allow the proposed apartment project to be introduced into the existing retail environment and will create a framework for integration of uses with features such as pedestrian connectivity, walkability, and shared elements including parking

The project also includes a Specific Plan Amendment (SPA) to the Mission Grove Specific Plan. The SPA introduces the residential land use and provides specific design guidelines integrating both land uses.

The following environmental review and entitlements are requested for implementation of the project, Planning Case PR-2022-001359:

- General Plan Amendment (GPA) – to change the General Plan Land Use Designation from C - Commercial to MU-U - Mixed Use-Urban, to allow residential land use.
- Zoning Code Amendment (RZ) – to change the zoning 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 (SPA) – to revise the Mission Grove Specific Plan.
- Design Review (DR) – for the proposed site design and building elevations.

- Environmental Impact Report (EIR) – for the preparation of an Environmental Impact Report for the proposed Project.

**Project Alternatives:** Identification of potential alternatives to the Mission Grove Apartments Project will be addressed as part of the EIR. Analysis of a “No Project” alternative is required by law. In addition to the “No Project” Alternative, at least two additional alternatives will be evaluated. The evaluation of alternatives will provide a comparative analysis of alternatives to the proposed development.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with the development of the Mission Grove Apartments Project, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant’s goals and objectives.

**Cumulative Impact Analysis:** The EIR will include a discussion of the potentially significant cumulative impacts of the Mission Grove Apartments Project when considered with other past, present, and reasonably foreseeable future projects in the area.

**Other Required Sections:** The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; Growth-Inducing Impacts; 5) Significant Unavoidable Environmental Effects; 6) Significant Irreversible Changes; 7) Consistency with Regional Plans; 8) Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; 9) Mitigation Measures; 10) References; and 11) List of Preparers.

The following topics as required by CEQA will be analyzed further in the forthcoming Draft EIR: Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Relevant technical reports will be provided as EIR appendices.

**SCOPING MEETING:** A virtual scoping meeting will be held about this project in order to hear from interested parties about issues that might need to be addressed in the forthcoming Environmental Impact Report.

**Meeting Information:** Wednesday, November 2, 2022  
6:00 – 7:00 pm (Pacific Standard Time)  
**Attend the virtual zoom meeting live at:**  
**Meeting ID: 863 1009 5297**  
**Passcode: 419876**

<https://us06web.zoom.us/j/86310095297?pwd=c014UDFmM3dXY2RRWkZZYnNYMUJZQT09>

At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed Mission Grove Apartments Project.

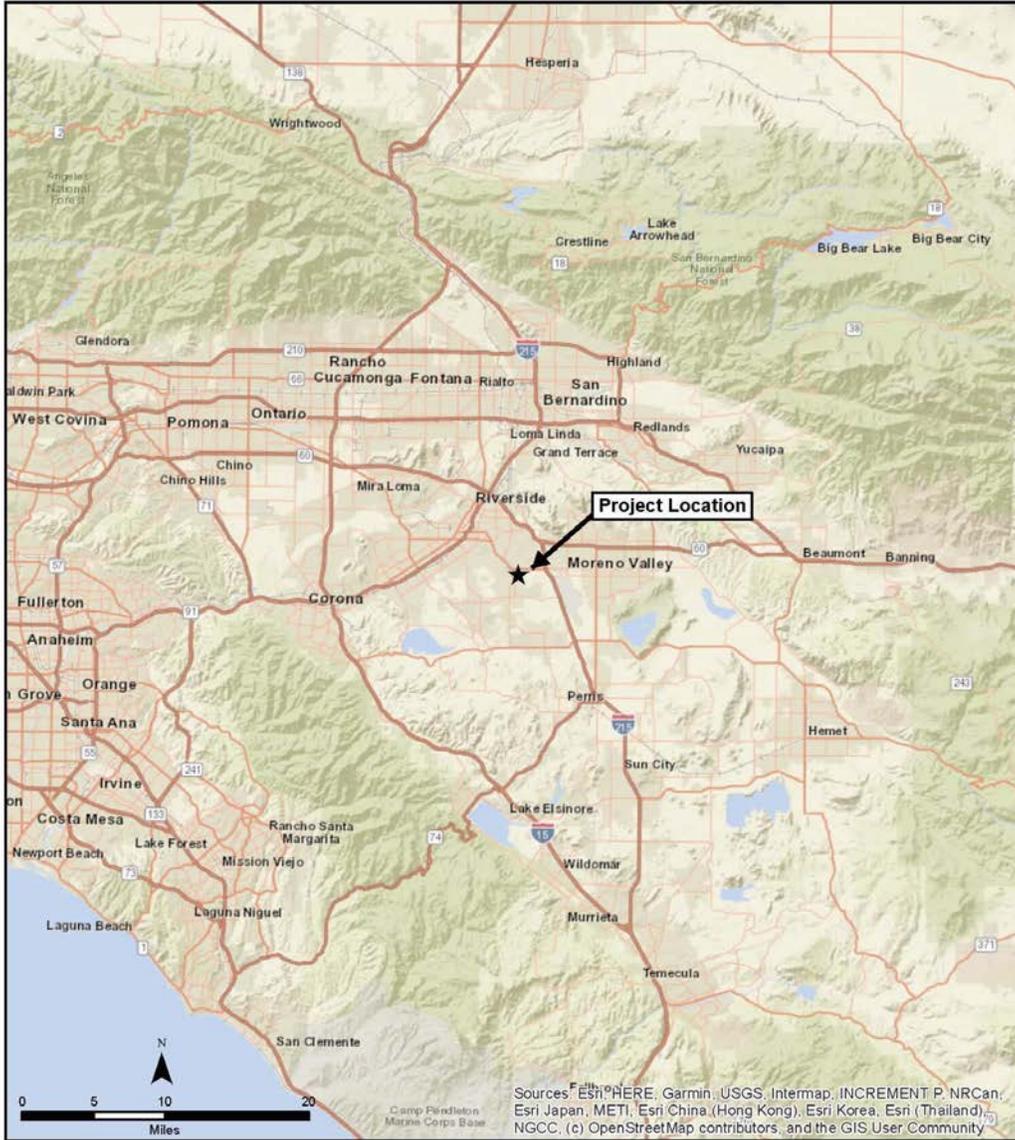
During the Notice of Preparation public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the project and that they request to be addressed in the EIR. For this project the review period is October 28, 2022 to 5:00 p.m. on November 28, 2022.

**SIGNATURE:** \_\_\_\_\_

**TITLE:** Veronica Hernandez, Senior Planner – City of Riverside

**TELEPHONE:** 951-826-3965 \_\_\_\_\_

**DATE:** 10-25-2022 \_\_\_\_\_



**MISSION GROVE APARTMENTS**



Regional Map

Figure 1



Source: Bing Aerial Microsoft Corporation 2020. Datum: NAD 83, Coordinate System: State Plane 6

**MISSION GROVE APARTMENTS**



Project Site

Map Figure 2