

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Wood and Lurin Planned Residential Development Project State Clearinghouse No. 2022070337

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022070337, for the project as described below.

PROJECT TITLE: Wood and Lurin Planned Residential Development Project

PROJECT APPLICANT: Brett Crowder of Coastal Commercial Properties

PROJECT LOCATION: The 18.92-acre project site is situated in the southern portion of the City of Riverside and bordered by Krameria Avenue to the north, Lurin Avenue to the south, Wood Road to the west and a private access driveway to the east. The Project site is comprised of the following three parcels - APNs: 266-130-016, -023, and -024.

PROJECT DESCRIPTION: The Project proposes to develop the 18.92-acre site with a Planned Residential Development consisting of 96 single-family residences, common open space area with an open turf play area, a tot lot with playground equipment, 2 half-court basketball courts, park benches, picnic tables, an overhead trellis and landscaping, and a 10-foot-wide multi-purpose recreation trail within the landscaped setback along the eastern side of Wood Road.



Implementation of the proposed Project will require the following discretionary approvals:

- **Tentative Tract Map (TTM-38094)** – To subdivide 18.92 acres into 96 single-family residential lots and lettered lots for common open space and private streets;
- **Planned Residential Development Permit (PRD)** – To permit the establishment of detached single-family dwellings, common open space, and private streets;
- **Agricultural Preserve Diminishment (AP)** – To diminish the Woodcrest Agricultural Preserve No.7;

- **Design Review (DR)** – Proposed site design and buildings elevations;
- **Environmental Impact Report (EIR).**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Draft EIR determined that even with feasible mitigation measures Transportation would result in significant and unavoidable environmental impacts. Additionally, the Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to a level below significance: Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources.

PUBLIC REVIEW PERIOD: As mandated by State Law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning Friday, February 3rd and ending Monday, March 20th, 2023. An electronic copy of the Draft EIR is available for public review on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>. If unable to access the electronic copy, please contact Judy Egüez, Senior Planner, at (951) 826-3969 or jeguez@riversideca.gov.

Copies of the Draft EIR will be made available for public viewing at the following City facilities during normal hours of operation: (1) Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Third Floor, Riverside, CA 92522; (2) the Riverside Main Public Library, 3900 Mission Inn Avenue, Riverside, CA 92501; and (3) Riverside Public Library, Orange Terrace Branch, 20010-B Orange Terrace Parkway, Riverside, CA 92508. Questions related to Draft EIR availability should be directed to the project contact.

Responses to this Draft EIR should be sent to Judy Egüez, Senior Planner, no later than 5:00 p.m. on Monday, March 20th, 2023 at the following address:

LEAD AGENCY:

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522
Attn: Judy Egüez, Senior Planner
(951) 826-3969
jeguez@riversideca.gov

PUBLIC HEARING: Notification of the date, time and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.

HAZARDOUS MATERIALS STATEMENT: The applicant has certified that the project site is not a listed toxic site pursuant to Government Code Section 65962.5.

NOTES: It should be noted that this project has been found to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. In addition, Tribal Consultations have been conducted.