



**Community & Economic Development Department**

**Planning Division**

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

## NOTICE OF PREPARATION

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

**DATE:** July 19, 2022

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Wood and Lurin Planned Residential Development 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 Wood & Lurin Planned Residential Development 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 vicinity map are included in this NOP as Attachment 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 July 19, 2022 and is set to close at 5:00 p.m. on August 18, 2022.

Please send written responses to Judy Egüez at the address shown above or via e-mail at [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov). Please include the name and contact person in your agency.

**DOCUMENT AVAILABILITY:** The Initial Study is available on the City's website at <https://riversideca.gov/cedd/planning/development-projects-and-cega-documents> or contact Judy Egüez at 951-826-3969 or via e-mail at [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov) to obtain a PDF of the Initial Study.

**PROJECT TITLE:** Wood and Lurin Planned Residential Development Project – Planning Case No. PR-2021-001053 (Planned Residential Development Permit, Tentative Tract Map, Agricultural Preserve Diminishment, Design Review, and Environmental Impact Report)

**PROJECT APPLICANT:** Brett Crowder, Coastal Commercial Properties

**PROJECT LOCATION:** The project is located in the southern portion of the City of Riverside and bordered by Krameria Avenue to the north and Lurin Avenue to the south. The southern portion of the Project site extends west to Wood Road and east to Dant Street. The Project site consists of three parcels totaling 18.92 acres (Assessor's Parcel Numbers [APNs] 266-130-016, 266-130-023, and 266-130-024).

**PROJECT SETTING:** The project site includes approximately 18.92 acres and consists of three parcels. The site has been previously disturbed and is undeveloped except for a vacant single-family residence and shed structure that is on the northwest corner of Lurin Avenue and Dant Street. Surrounding land uses include single-family residential to the north, east, and west. Land south of the project site is currently vacant and designated for development of single-family residential.

**PROJECT GENERAL PLAN AND ZONING DESIGNATIONS:** The project site has a General Plan land use designation of MDR - Medium Density Residential and LDR - Low Density Residential. The site has a zoning designation of R-1-13000-SP - Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and OSP-RA-SP – Residential Agricultural and Specific Plan (Orangecrest) Overlay Zones.

**PROJECT DESCRIPTION:** The proposed project includes a total of 96 single-family residences. The residences would range in size from 2,651 to 3,121 square feet and would provide 4 bedroom/3.5 bathrooms and 5 bedrooms/4 bathrooms. Each residence would have a front porch and rear yard/private open space area. A total of 64 units are proposed to be four-bedrooms and 32 are proposed to be five-bedrooms. The proposed project includes the following amenities: a 61,909 square foot common open space recreation area with an open turf play area, a tot lot with playground equipment, 2 half-court basketball courts, park benches, picnic tables, overhead trellis, and landscaping; and a 10-foot-wide multi-purpose trail recreational trail within the landscaped setback along the eastern side of Wood Road.

The Project would be accessed from both Krameria Avenue and Lurin Avenue. The proposed private street system would include 5-foot-wide concrete sidewalks and pedestrian street crossings to provide for safe pedestrian circulation. The Project also includes a 35-foot setback would be located along Wood Road that would have a 10-foot-wide multi-purpose trail. Project construction would include demolition, grubbing, grading, excavation, and re-compaction of soils, utility, and infrastructure installation, building construction, roadway pavement, and architectural coatings. Construction is anticipated to take approximately 18 months to be completed.

The following environmental review and entitlements are requested for implementation of the proposed project:

- 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 building elevations.
- Environmental Impact Report (EIR)

**Project Alternatives:** Identification of potential alternatives to the Wood and Lurin Planned Residential Development 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 Wood and Lurin Planned Residential Development 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 Project Objectives

**Cumulative Impact Analysis:** The EIR will include a discussion of the potentially significant cumulative impacts of the Wood and Lurin Planned Residential Development 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; 5) Growth-Inducing Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F and G of CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

Based on the analysis contained in the Initial Study and Appendices, the following topics have been determined to have no impact or a less than significant impact and therefore will not be analyzed further in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Waste
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

And based on the analysis contained in the Initial Study, the following topics have been determined to have a potentially significant impact and will be addressed in the forthcoming EIR:

- Biological Resources
- Cultural Resources
- Noise
- Transportation
- Tribal Cultural Resources

Relevant technical reports will be provided as EIR appendices.

**SCOPING MEETING:** A virtual scoping meeting will be held about this project.

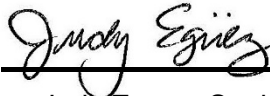
**Meeting Information:** Wednesday, August 3, 2022  
6:00 – 7:00 p.m. (Pacific Standard Time)  
View the virtual meeting live webcast at:  
<https://us06web.zoom.us/j/87592584862>

or

Call in: **1 (669) 900 6833**  
Webinar ID: **875 9258 4862**

Note: No pre-registration is required. Entering the web address above will directly take you to the broadcast room sign-in. First name and email address are required to enter the broadcast room to keep track of attendees.

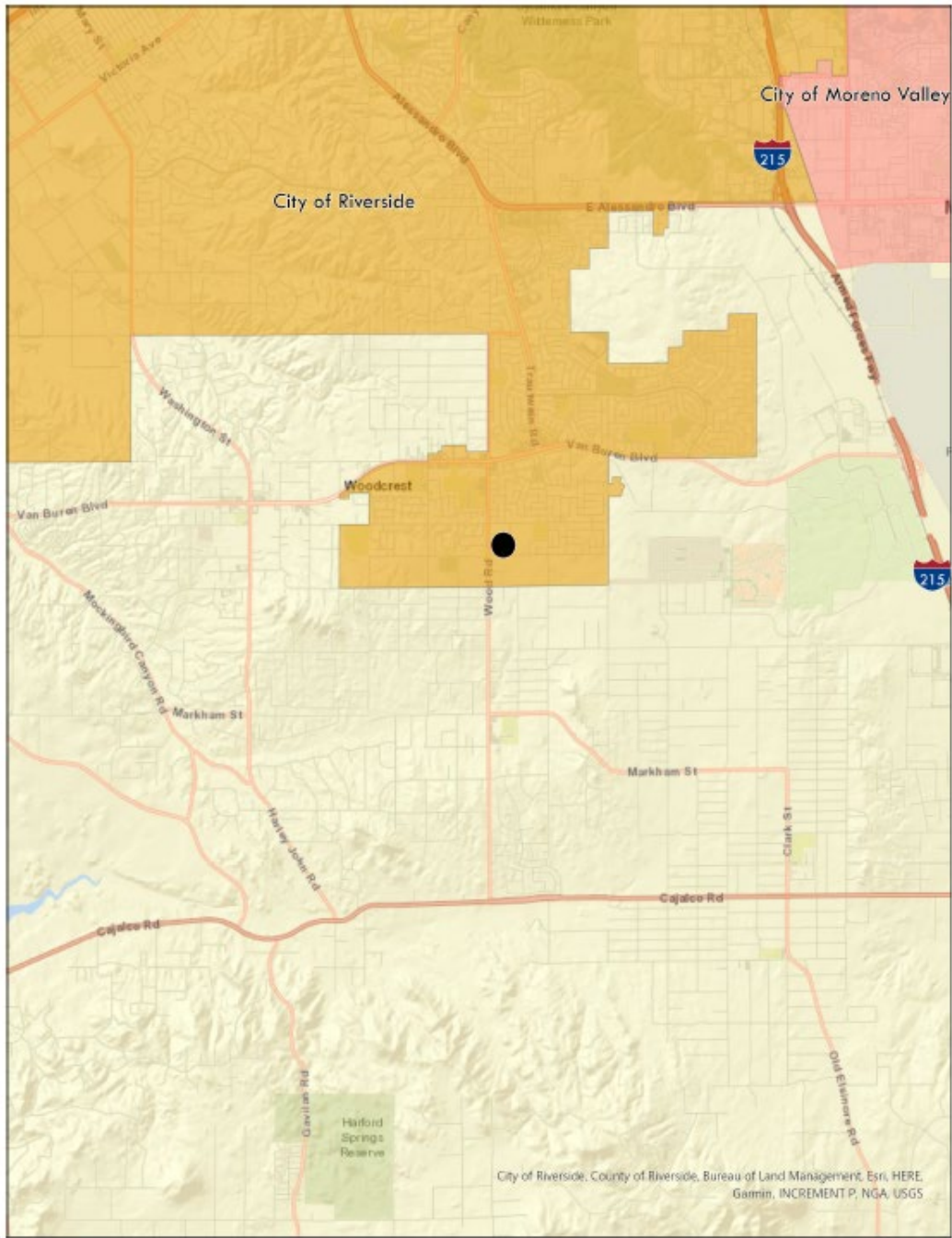
At this meeting, agencies, organizations, and members of the public will be provided a brief presentation on the project and will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed Wood and Lurin Planned Residential Development project.

**SIGNATURE:**  \_\_\_\_\_  
**TITLE:** Judy Egüez, Senior Planner – City of Riverside

**TELEPHONE:** 951-826-3969 \_\_\_\_\_

**DATE:** 7/19/2022 \_\_\_\_\_

# ATTACHMENT 1: REGIONAL LOCATION



● Project Site



ATTACHMENT 2: PROJECT VICINITY

