



**NOTICE OF HEARING & INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF RIVERSIDE, CALIFORNIA**

PLANNING CASES P20-0018 (TM), P20-0019 (PRD), P20-0020 (DR), AND P20-0021 (VR): Proposal by Nolan Leggio of Lurin Land, LLC, to consider the following entitlements to facilitate the establishment of a Planned Residential Development: 1) Tentative Tract Map (TM-37731) to subdivide 32.54 acres into 138 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development Permit for the establishment of detached single-family residences, private streets and common open space; 3) Design Review of project plans for the site design and building elevations; and 4) Variance to allow walls within a reduced perimeter setback.

NOTES: *It should be noted that Tribal Consultations have been concluded pursuant to Assembly Bill 52.*

PROJECT LOCATION: The project site consists of six contiguous vacant parcels totaling approximately 32.54 acres, on the south side of Lurin Avenue, between Wood Road and Cole Avenue, in the R-1-13000-SP – Single Family Residential and Specific Plan (Orangetrest) Overlay Zones, the R-1-1/2 Acre-SP – Single Family Residential and Specific Plan (Orangetrest) Overlay Zones, and the RE-SP – Residential Estate and Specific Plan (Orangetrest) Overlay Zones, in Ward 4.

HAZARDOUS WASTE SITES: Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

COMMISSION AUTHORIZATION: The Commission is authorized to grant site development variances for conditional use permits, modification of conditions of approval, plot plan reviews, subdivision maps, planned residential development permits, street vacations, and certificates of compliance, as well as exceptions to the Grading Code.

PUBLIC HEARINGS: The City of Riverside will hold a virtual public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on **Thursday, July 22, 2021, at 9:00 am**. Live webcast can be viewed at www.riversideca.gov/meeting or www.watchriverside.com. This item will not be heard before the time indicated, but possibly later.

PROJECT CONTACT: Veronica Hernandez, Senior Planner

PHONE: (951) 826-3965

E-MAIL: vhernandez@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105 commences on **Friday, June 18, 2021**, and will close on **Monday, July 19, 2021**, at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact the Project Planner by e-mail or phone as indicated above.

Comments should be addressed to: Veronica Hernandez, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration may be viewed at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside and can also be viewed on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>, as well as the Office of Planning & Research's website at <https://ceqanet.opr.ca.gov/>.

PUBLIC HEARING: Public comments can be submitted by e-comment at www.riversideca.gov/meeting until two hours before the meeting. Or call 669-900-6833 (Meeting ID: 926 9699 1265) at 9:00 a.m. on meeting day for Telephone Public Comment. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting date. Appeal procedures are available from the Planning Division.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing on the City's webpage at <https://riversideca.legistar.com/Calendar.aspx>.