

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 # 2022070337

Project Title: Wood and Lurin Planned Residential Development Project

Lead Agency: City of Riverside

Contact Person: Judy Eguez, Senior Planner

Mailing Address: 3900 Main Street, 3rd Floor

Phone: (951) 826-3969

City: Riverside

Zip: 92522

County: Riverside

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

Cross Streets: Wood Road and Lurin Avenue Zip Code: 92508

Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 38.92 " N / 117 ° 19 ' 45.36 " W Total Acres: 18.92

Assessor's Parcel No.: 266-130-016, -023, and -024

Section: 29 Twp.: 3S Range: 4W Base: _____

Within 2 Miles: State Hwy #: None

Waterways: None

Airports: None

Railways: None

Schools: Martin Luther King High 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: Ag Preserve Diminishment

Development Type:

Residential: Units 96 Acres 18.92
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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:

Present Land Use: Vacant land/ Zoning: R-1-13000-SP, R-1-8500 and Specific Plan (Orangecrest) Overlay Zones in the OSP-RA-SP/ Land Use: Medium Density Residential and Low Density Residential

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

The proposed project includes construction of a total of 96 single-family residences, 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, landscaping, and a 10-foot-wide multi-purpose trail recreational trail within the landscaped setback along the eastern side of Wood Road. 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; and approval of the Environmental Impact Report (EIR).

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/3/2023 Ending Date 3/20/23

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD SSolutions</u>	Applicant: <u>Coastal Commercial Properties</u>
Address: <u>2355 Main St Suite 100</u>	Address: <u>1020 Second Street, Suite C</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Konstanza Dobreva</u>	Phone: _____
Phone: <u>949.794.1183</u>	

Signature of Lead Agency Representative: Judy Eguez Digitally signed by Judy Eguez
Date: 2023.02.02 12:13:42 -08'00' Date: 2/2/23

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