



NOTICE OF DETERMINATION

To: County of Riverside
County Clerk & Recorder
P.O. Box 751
2724 Gateway Drive
Riverside, Ca 92507-0751
(951) 486-7405
 Office of Planning & Research
P.O. Box 3044,
1400 Tenth Street, Room 222
Sacramento, Ca 95812-3044

From: City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd floor
Riverside, CA 92522
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022070337

Project Title: Wood and Lurin Planned Residential Development Project

Project Applicant: Coastal Commercial Properties

Project Location (include County): Northeast corner of Wood and Lurin Road, in Ward 4, in the City of Riverside, Riverside County


Project Description: The proposed project includes construction of a total of 96 single-family residences and a common open space consisting of a 61,909 square foot 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 along the eastern side of Wood Road. Approvals required for implementation of the proposed project include: 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, Environmental Impact Report (EIR).

This is to advise that the Riverside City Council has approved the above-described project on June 6th, 2023 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.

- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A Statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature:  Title: Senior Planner

Date: June 6, 2023 Date Received for filing at OPR: _____