

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

YOU ARE HEREBY NOTIFIED that the City Council of the City of Riverside will hold a Public Hearing regarding the following item:

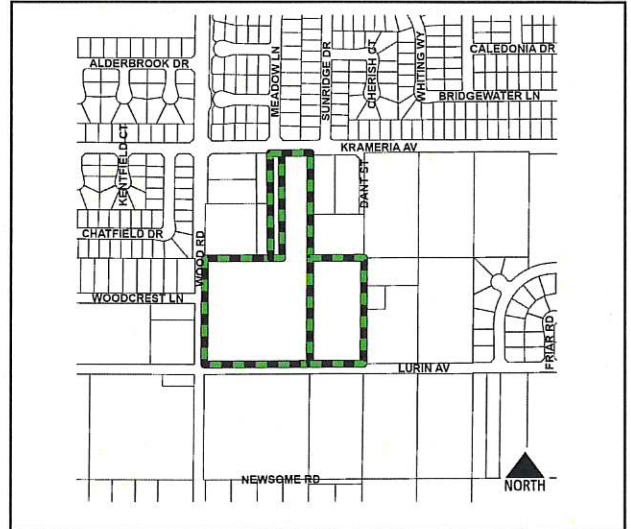
CASE NUMBER: PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve Diminishment and certify the related Environmental Impact Report)

APPLICANT: Brett Crowder of Coastal Commercial Properties

LOCATION: Northeast corner of Wood Road and Lurin Avenue, Ward 4

PROPOSAL: To consider the following entitlements to facilitate the establishment of a 96-unit Planned Residential Development: (1) Tentative Tract Map (TM 38094) to subdivide 18.9-acres into 96 single-family residential lots and lettered lots for common open space and private streets; (2) Planned Residential Development Permit for the establishment of detached single-family dwellings, common open space and private streets; (3) Design Review of project plans; (4) Agricultural Preserve Diminishment to diminish the Woodcrest Agricultural Preserve No. 7; and (5) Environmental Impact Report.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends that the City Council: (1) adopt a resolution certifying that the Final Environmental Impact Report (EIR) for the proposed project: (a) has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.); (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and (c) reflects the City's independent judgment and analysis, and making certain findings of fact; (2) concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution; (3) adopt the Statement of Overriding Considerations, related to Project Vehicle Miles Traveled, attached to the California Environmental Quality Act Resolution; (4) adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution; (5) find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report; and (6) reject all late comments as untimely.



CITY COUNCIL PUBLIC HEARING

Art Pick Council Chamber, City Hall
3900 Main Street, Riverside, CA 92522

View live webcast at
www.RiversideCA.gov/Meeting.

To listen to the public hearing live and provide comment by phone via Zoom, call (669) 900-6833 and enter Meeting ID: 926 9699 1265 at 3:00 p.m.

MEETING DATE: June 6, 2023

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Judy Egüez, Senior Planner

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DONESIA GAUSE, MMC
City Clerk of the City of Riverside

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email City_Clerk@riversideca.gov. Comments via the eComment feature may be submitted through 11 a.m., June 6, 2023, at www.RiversideCA.gov/Meeting. The staff report will be available on May 25, 2023, at www.RiversideCA.gov/Meeting.

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 City Clerk of the City of Riverside at, or prior to, the public hearing.

Dated, Published and Mailed: May 23, 2023