

From: [Chad Bonnett](#)
To: [Equez, Judy](#)
Subject: [External] Wood & Lurin planned residential development
Date: Wednesday, March 1, 2023 12:50:20 PM

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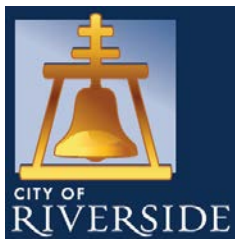
Hello Judy,

My name is Chad Bonnett, and I own a home at 16670 Dant st Riverside, 92508. The proposed residential development will include new homes directly across the street from my home on Dant st. I am inquiring into the proposed development of Dant street, specifically if there are plans to pave the road.

My concern is traffic will definitely increase on Dant st due to the new residents at the development. If traffic increases, I believe the road should be paved, as it is currently still a dirt road.

Can you please provide guidance and any information you may have regarding Dant st development and paving improvements?

Thank you for your time



WOOD-LURIN PLANNED RESIDENTIAL DEVELOPMENT

PR-2021-001053 (PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP, DESIGN REVIEW, AGRICULTURAL PRESERVE DIMINISHMENT, AND EIR)

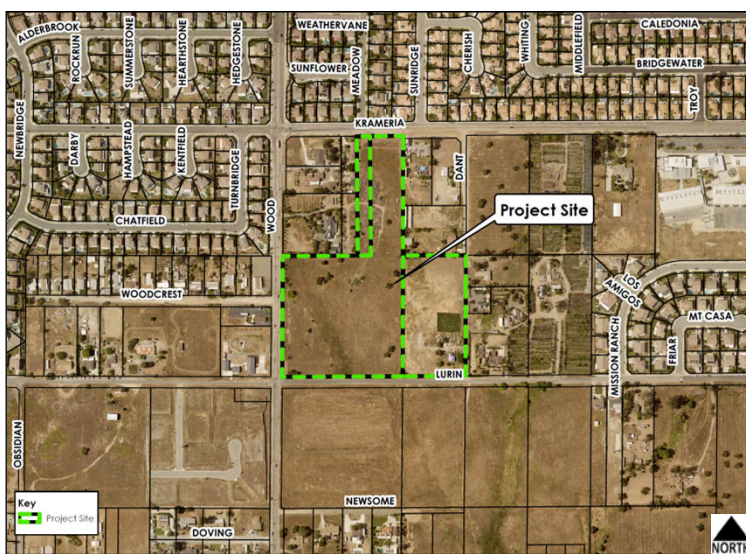
Community & Economic Development Department

Planning Commission
Agenda Item: 4
March 30, 2023

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1

LOCATION MAP



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2

EXISTING SITE PHOTOS



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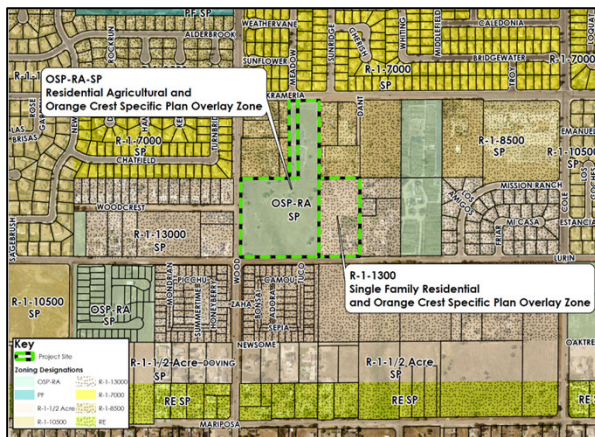
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3

ZONING AND SPECIFIC PLAN MAP



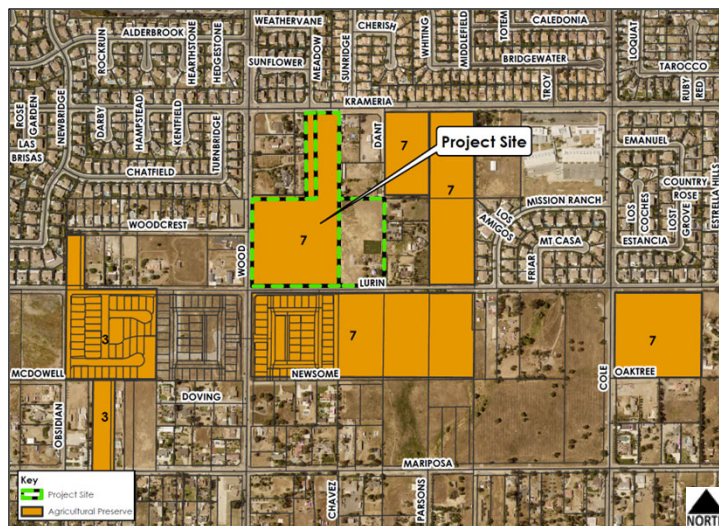
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4

AGRICULTURAL PRESERVE MAP



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5

5

SITE PLAN

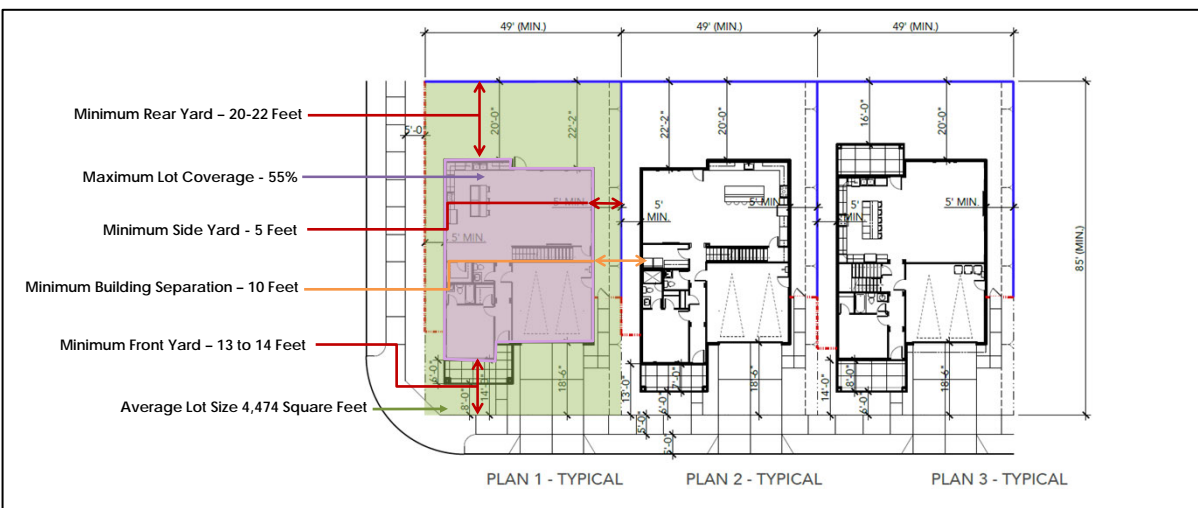


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6

6

TYPICAL LOT LAYOUT

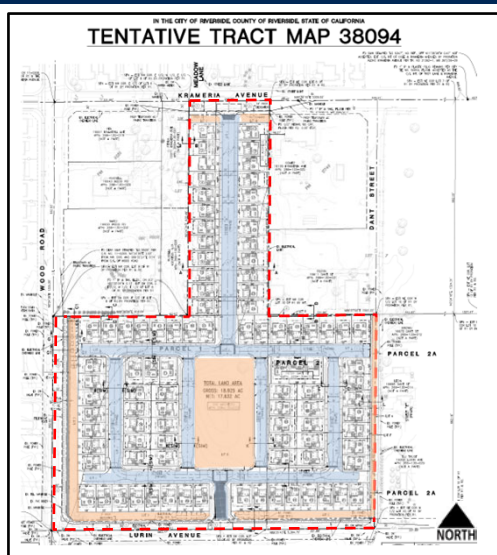


7

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TENTATIVE TRACT MAP (TTM NO. 38094)



8

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8

OPEN SPACE PLAN

Open Space Area

- Private Open Space - 1,047 to 2,343 SQ. FT./Unit
- Common Open Space = 61,909 SQ. FT.

10-foot wide multi-purpose trail



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9

9

BUILDING ELEVATIONS



Modern Agrarian



Coastal



Santa Barbara



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10

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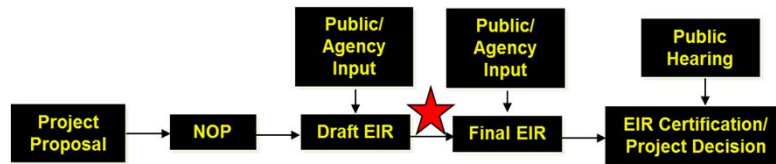
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6

CEQA PROCESS



1. Publish Notice of Preparation

a) 30-day public review period (July 19 – August 18, 2022)

2. Prepare and Publish Draft EIR

a) 45-day public review period (February 3 – March 20, 2023)

3. Prepare and Publish Final EIR with Responses to Comments

4. Present the Final EIR to the City Council for Certification



13

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13

SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

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



14

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14

DRAFT EIR RESULTS

Transportation: With the implementation of all feasible Transportation Demand Strategies (TDMs), the Project exceeds Vehicle Miles Traveled (VMT) thresholds for both base and cumulative year.

1. All other impacts have been identified as less than significant or reduced to less than significant with mitigation.
2. A Statement of Overriding Considerations will be prepared for the significant and unavoidable impacts related to Transportation.
3. Staff concurs with the methodology and findings of the Draft EIR.



15

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15

NEXT STEPS

- 1. Response to comments and prepare Final Environmental Impact Report (EIR)**
 - All comments will be appropriately addressed in the Final EIR
- 2. Certification of the Final EIR**
 - The Final EIR will be considered for certification by the City Council
- 3. Consideration of Project approvals**



16

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16

RECOMMENDATIONS

That the Planning Commission:

1. RECOMMEND that the City Council FIND:

- a. The draft project Environmental Impact Report (SCH No. 2022070337) has been completed in compliance with the California Environmental Quality Act (CEQA); and
- b. The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled.

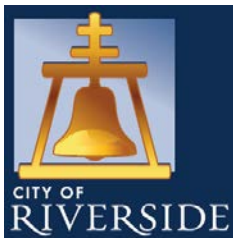
- 2. RECOMMEND that the City Council APPROVE** Planning Cases PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve, and Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures.



17

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17



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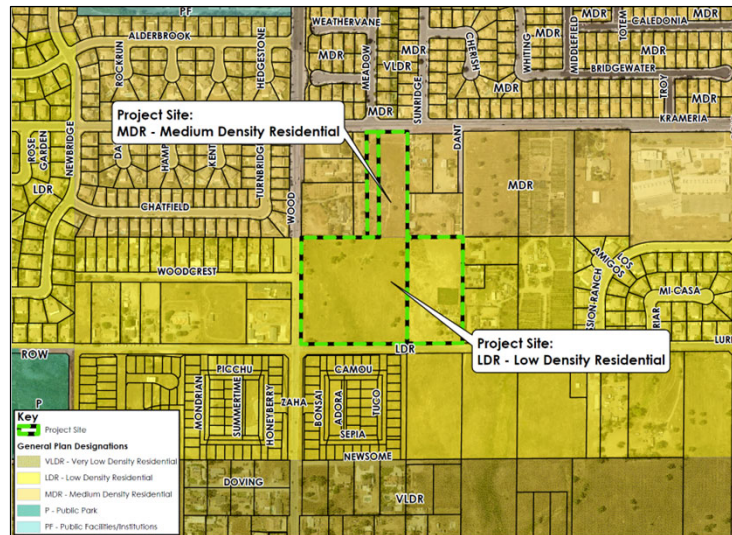
March 30, 2023

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18

GENERAL PLAN MAP

(FOR REFERENCE ONLY)

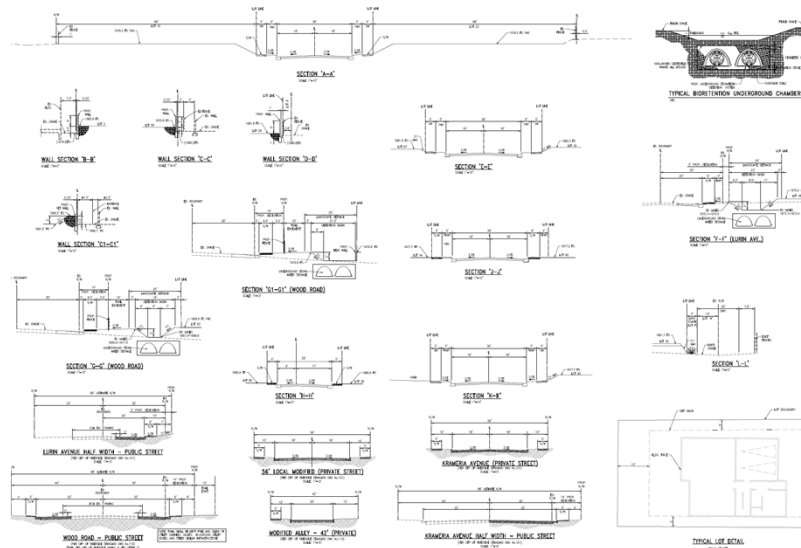


19

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19

CROSS SECTIONS (FOR REFERENCE ONLY)

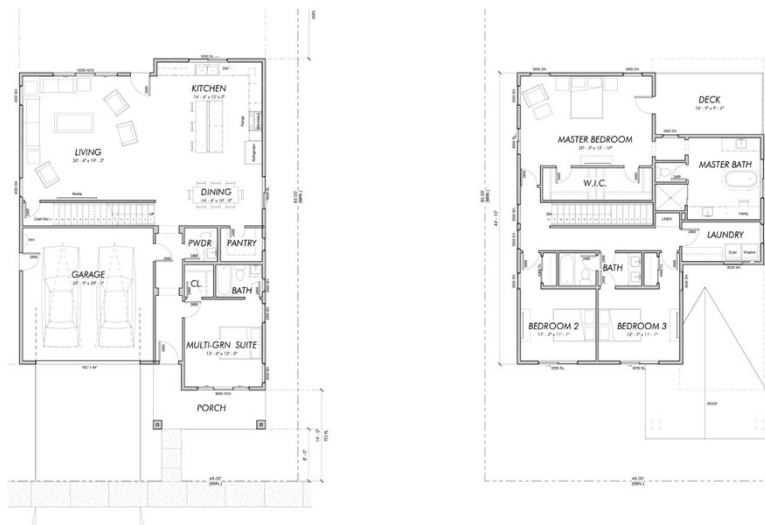


20

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20

FLOOR PLANS – PLAN 1 (FOR REFERENCE ONLY)

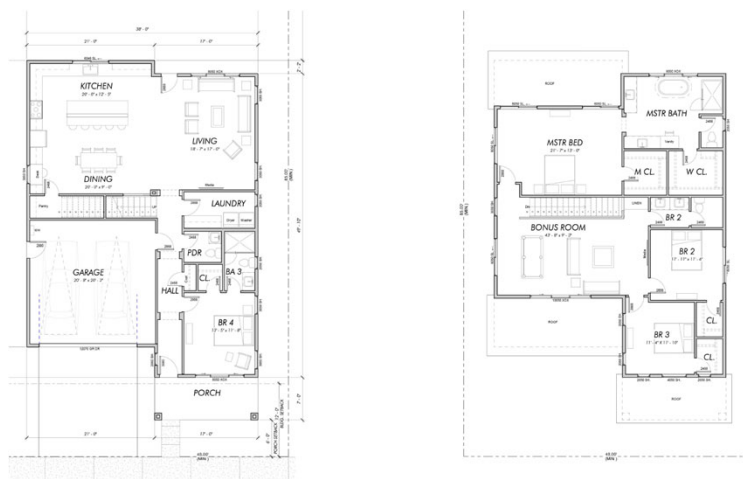


21

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21

FLOOR PLANS – PLAN 2 (FOR REFERENCE ONLY)

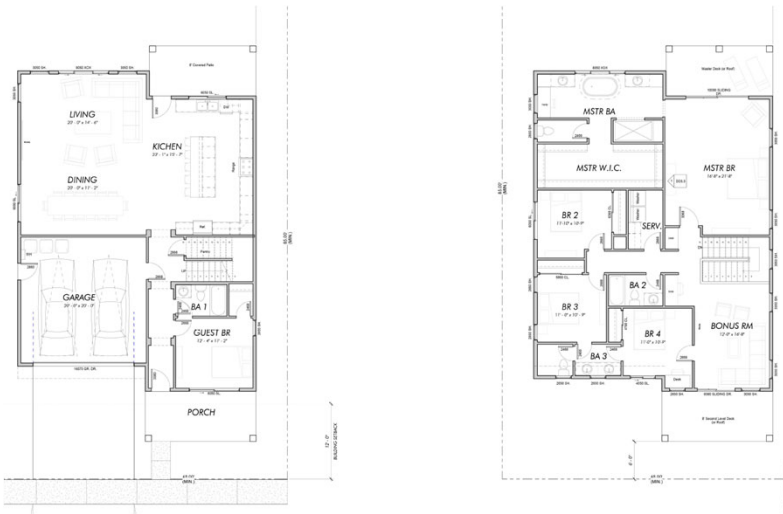


22

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FLOOR PLANS – PLAN 3
(FOR REFERENCE ONLY)



23

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