

WOOD-LURIN PLANNED RESIDENTIAL DEVELOPMENT

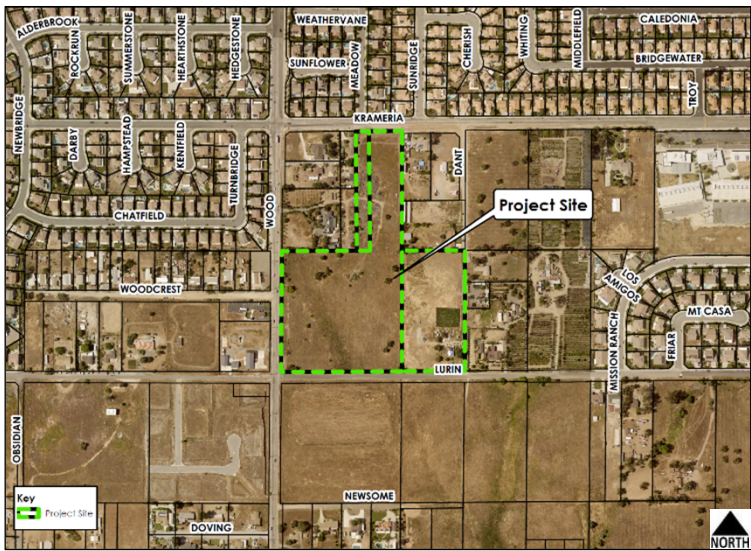
PR-2021-001053 (PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP, DESIGN REVIEW, AGRICULTURAL PRESERVE DIMINISHMENT, AND ENVIRONMENTAL IMPACT REPORT)

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City Council
June 6, 2023

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LOCATION MAP

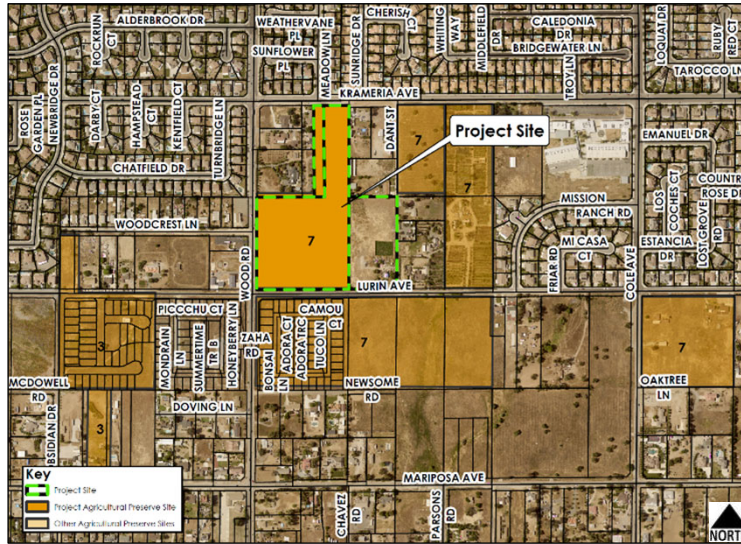


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AGRICULTURAL PRESERVE MAP



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SITE PLAN

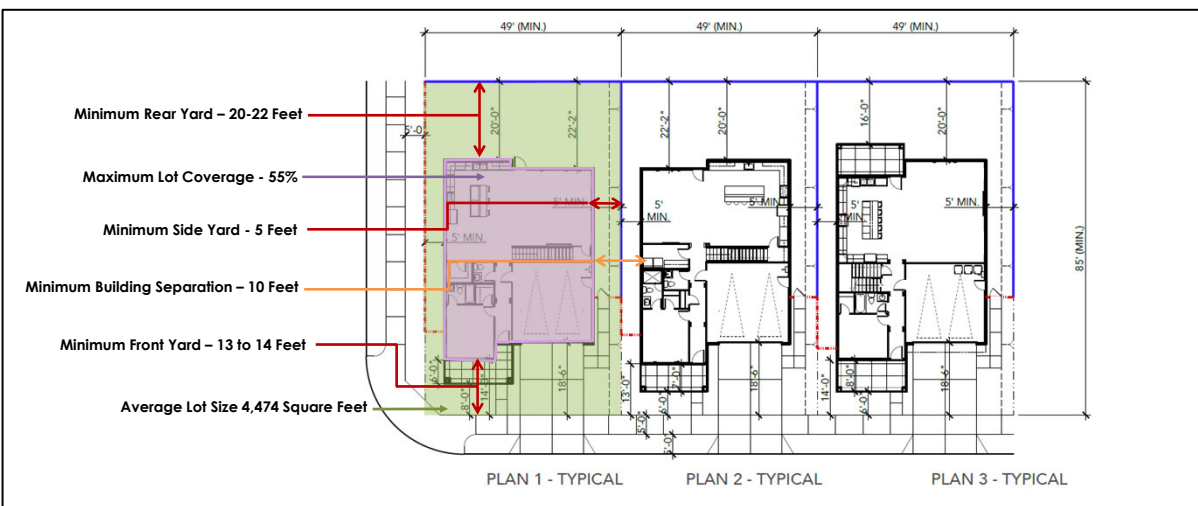


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TYPICAL LOT LAYOUT

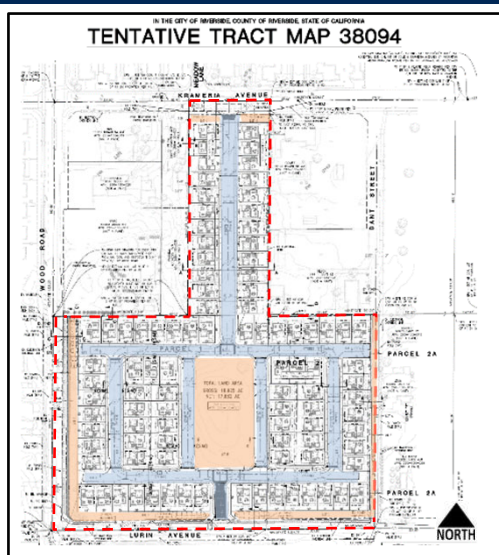


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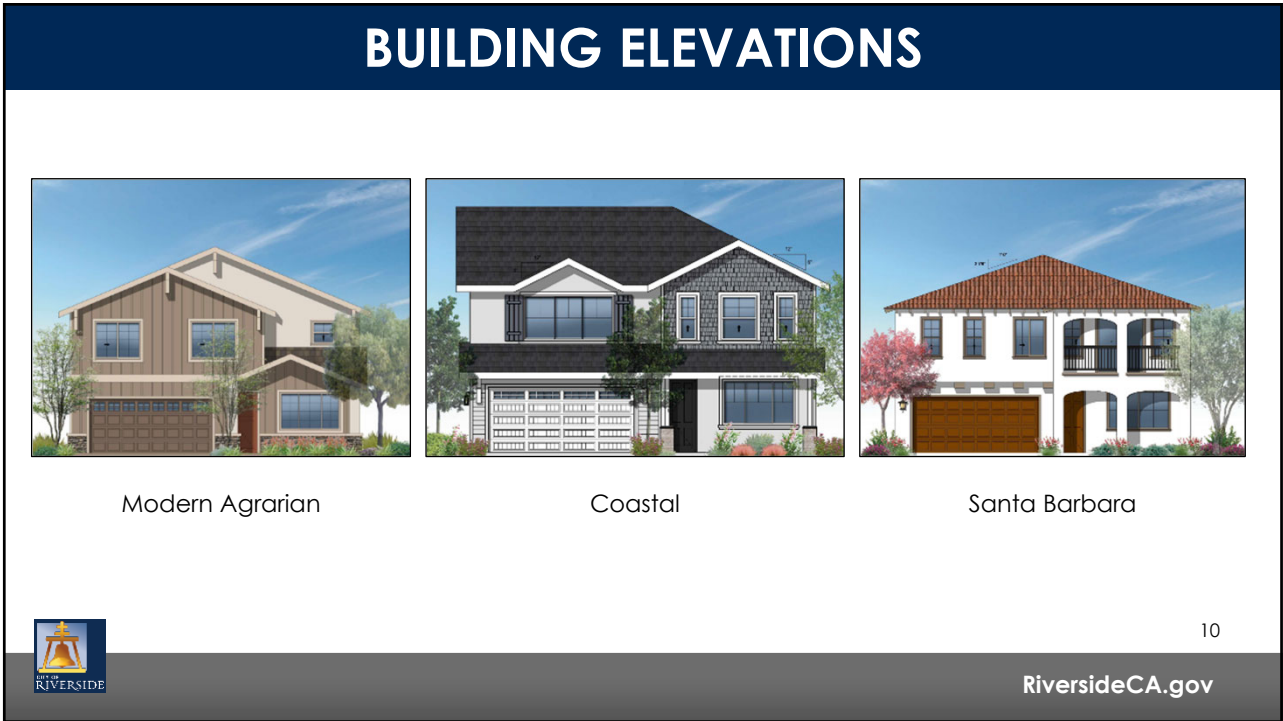
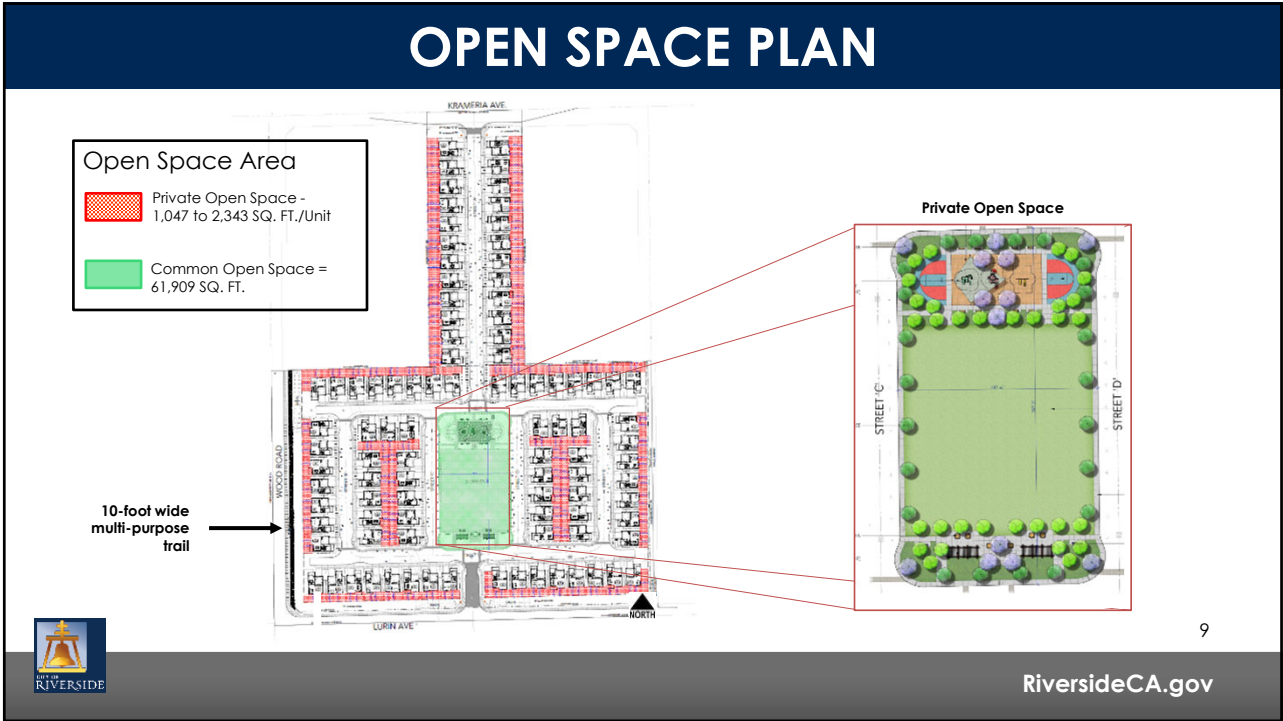
TENTATIVE TRACT MAP (TTM NO. 38094)



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STRATEGIC PLAN ALIGNMENT

Strategic Priority 2 – Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads



RECOMMENDATIONS

That the City Council:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Wood-Lurin Planned Residential Development, and finding that the Final Environmental Impact Report:
 - a) Has been completed in compliance with the California Environmental Quality Act;
 - b) Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
 - c) Reflects the City's independent judgment and analysis and making certain findings of fact.



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RECOMMENDATIONS

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;
6. Reject all late comments as untimely;



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RECOMMENDATIONS

7. Adopt the attached Resolution to diminish Agricultural Preserve No. 7; and
8. Approve Planning Cases PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve, and Environmental Impact Report), based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

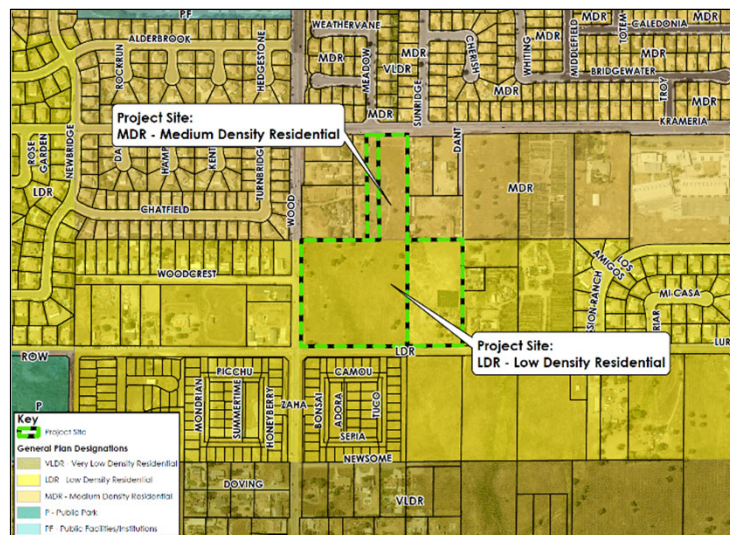


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GENERAL PLAN MAP (FOR REFERENCE ONLY)

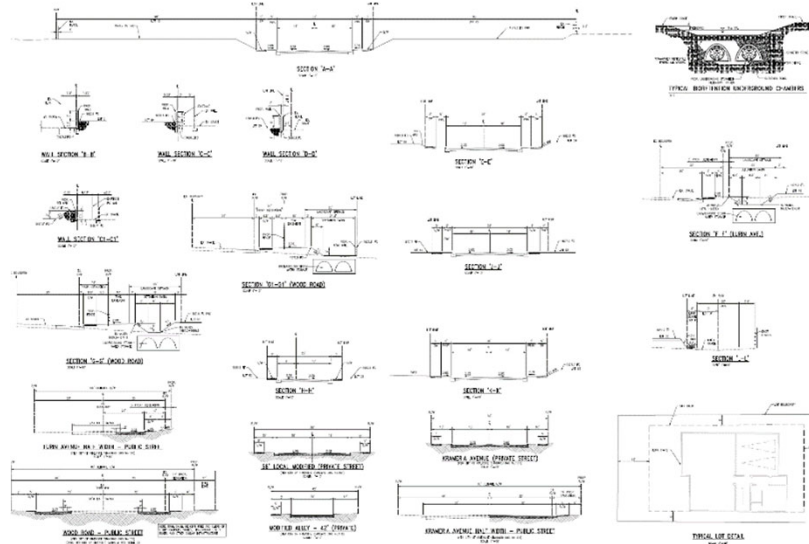


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CROSS SECTIONS (FOR REFERENCE ONLY)



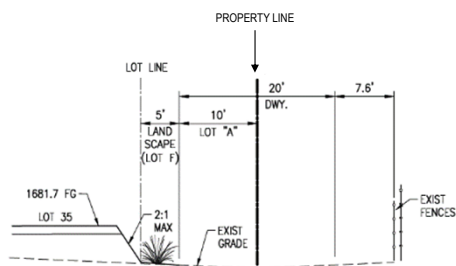
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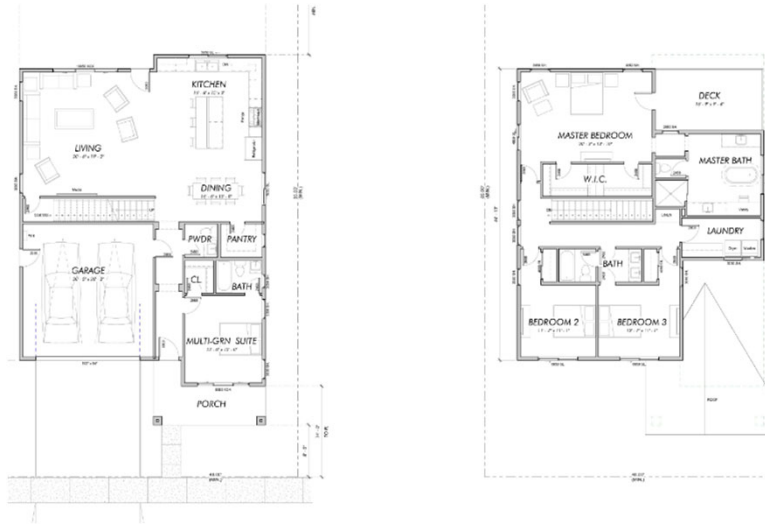
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FLOOR PLANS – PLAN 1 (FOR REFERENCE ONLY)

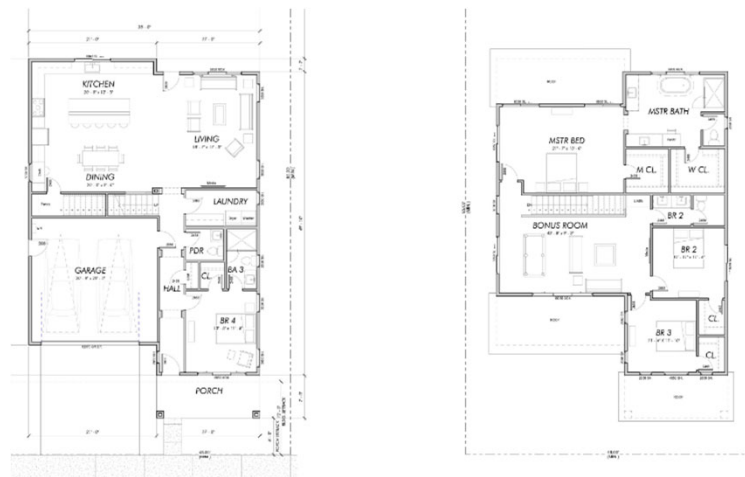


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FLOOR PLANS – PLAN 2 (FOR REFERENCE ONLY)



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FLOOR PLANS – PLAN 3

(FOR REFERENCE ONLY)

The first floor plan includes a Living room (20'-0" x 12'-0"), Dining room (12'-0" x 12'-0"), Kitchen (10'-0" x 12'-0"), a two-car Garage (20'-0" x 12'-0"), a Guest Bedroom (12'-0" x 12'-0"), a Bathroom (BA 1), and a Porch. A north arrow is located to the right of the plan.

The second floor plan includes a Master Bedroom (Master BR) with an attached Master Walk-In Closet (Master W.I.C.), three other Bedrooms (BR 2, BR 3, BR 4), a Bonus Room (Bonus RM), and three additional Bathrooms (BA 2, BA 3, BA 4). A central hallway (HALL) connects the rooms.

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