Community & Economic
Development Department
Planning Division

3900 Main Street, 3rd Floor • Riverside, CA 92522
951.826.5371 • fax 951.826.5981
RiversideCA.gov/Planning

NOTICE OF HEARING & INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF RIVERSIDE, CALIFORNIA

PLANNING CASE PR-2023-001080 (CUP, DR): Proposal by Jeff White of Woodcrest Christian School System to consider a revised Conditional Use Permit and Design Review of Project Plans for the expansion of a private school (Woodcrest Christian School) consisting of 74,921 square feet of new classroom space, offices, storage and campus facilities and to increase the maximum enrollment from 720 students to 924 students. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

NOTES: *It should be noted that Tribal Consultations have been conducted pursuant to A.B. 52.*

PROJECT LOCATION: The 29.3-acre project site consists of six contiguous parcels developed with a private Middle and High School and a single family residence, located at 18401 Van Buren Boulevard, situated on the south side of Van Buren Boulevard, between Dauchy Avenue and Little Court, in the PF-SP – Public Facilities and Specific Plan (Orangecrest) Overlay Zones and in the MU-V-S-2-X-15-SP – Mixed-Use Village and Specific Plan (Orangecrest) Overlay Zones, in Ward.

HAZARDOUS WASTE SITES: Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

COMMISSION AUTHORIZATION: The Commission is authorized to grant Conditional Use Permits and Design Reviews.

PUBLIC HEARINGS: The City of Riverside will hold a public hearing with the City Planning Commission on the above noted project and the Mitigated Negative Declaration on, **July 17, 2025** at **9:00 am**. View virtual meeting live on a webcast at www.engageriverside.com. No item will be heard before the times indicated, but possibly later.

PROJECT CONTACT: Judy Egüez, Senior Planner **PHONE:** (951) 826-3969
jeguez@riversideca.gov

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration pursuant to State CEQA Guidelines Section 15105

commences on **Friday, June 20, 2025** and will close on **Thursday, July 10, 2025** at 5:00 p.m. If you have any questions regarding the project or Mitigated Negative Declaration, please contact by e-mail or phone as indicated above.

Comments addressed to:

Judy Egüez, Senior Planner
City of Riverside, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration may be viewed on the City's website at https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents as well as the Office of Planning & Research's website at https://ceqanet.opr.ca.gov/.

PUBLIC HEARING: Public comments can be submitted by e-comment at www.engageriverside.com until two hours before the meeting. Or call 951-826-8688 at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: https://zoom.us/j/92696991265. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Para información en español llame al 951-826-5371

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting date. Appeal procedures are available from the Planning Division.

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 Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing at https://riversideca.legistar.com/Calendar.aspx

Please refer to the meeting agenda at https://riversideca.legistar.com/Calendar.aspx for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: June 20, 2025

Maribeth Tinio, City Planner