



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Director

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: March 2, 2023

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Lake Matthews/Woodcrest Area Plan of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit input as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Arroyo Vista – General Plan Amendment No. 220009 (GPA220009), Change of Zone No. 2200031 (CZ2200031), and Tentative Tract Map No. 38510 (TTM38510)

PROJECT LOCATION AND DESCRIPTION: The proposed Project consists of applications for a General Plan Amendment (GPA220009), Change of Zone (CZ2200031), and Tentative Tract Map (TTM38510) to allow for the development of 232 single-family dwelling units on a 140.8-acre property located at the northwest corner of Iris Avenue and Chicago Avenue in the Lake Matthews/Woodcrest community of unincorporated Riverside County.

GPA220009 is a proposal to change the site's General Plan land use designation from "Rural Community – Very Low Density Residential (RC-VLDR)" to "Rural Community – Low Density Residential (RC-LDR)." CZ2200031 is a proposal to change the site's zoning classification from "Light Agriculture, 10-Acre Minimum Lot Size (A-1-10)" to "One Family Dwellings, 10,000 square-foot (s.f.) minimum lot size (R-1-10,000)." TTM38510 is a proposal to subdivide the 140.8-acre property to develop 232 residential lots on approximately 87.7 acres, open space (including a trailhead) on approximately 25.0 acres, water quality basins on 4.9 acres, a sewer lift station on 0.25 acre, and street improvements and right-of-way dedications on 23.0 acres. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of General Plan Amendment No. 220009 (GPA220009)
2. Adoption by ordinance of Change of Zone No. 2200031 (CZ2200031)
3. Adoption by resolution of Tentative Tract Map No. 38510 (TTM38510)

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Krista Mason, Urban Regional Planner IV

PROJECT SPONSOR:

Applicant: TTLC Riverside Chicago, LLC
Attn: Michael Torres
Address: 4350 Von Karman Avenue, Suite 200
Newport Beach, CA 92660

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than April 3, 2023 or thirty (30) days** after receiving this notice.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A scoping meeting has been scheduled to include affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons, to solicit input regarding the scope and content of information to be included in the EIR; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The scoping meeting is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the scoping meeting through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING MEETING: APRIL 3, 2023

TIME OF SCOPING MEETING: 1:30 PM or as soon as possible thereafter

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Krista Mason, Urban and Regional Planner IV at (951) 955-1722 or email at kmason@rivco.org, or go to the County Planning Department's public hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

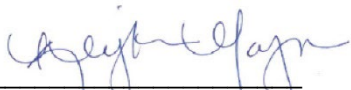
Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Krista Mason, Urban and Regional Planner IV
P.O. Box 1409, Riverside, CA 92502-1409

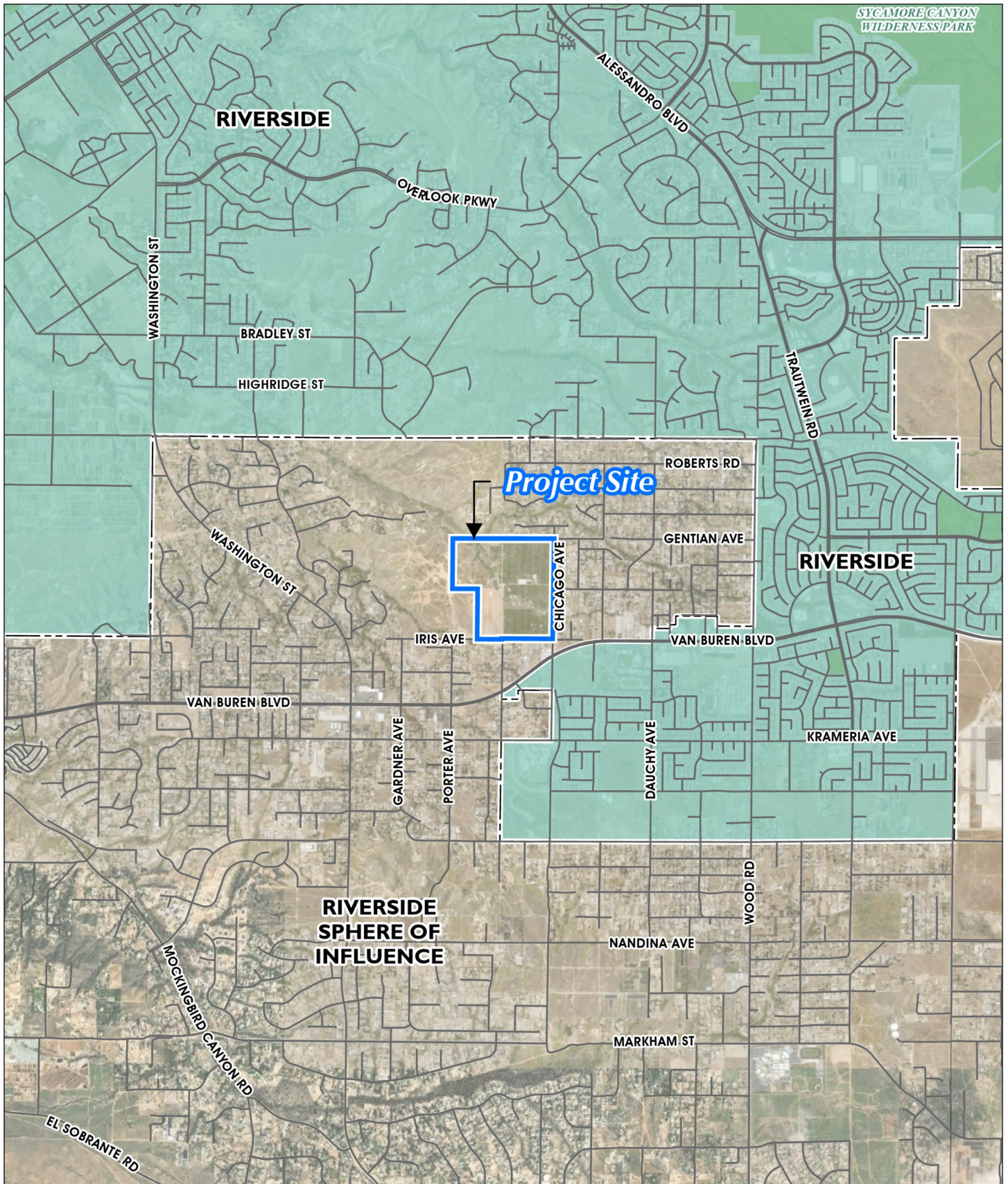
If you have any questions, please contact Krista Mason, Urban Regional Planner IV at (951) 955-1722.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

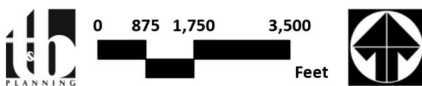


Krista Mason, Urban Regional Planner IV for John Hildebrand, Planning Director

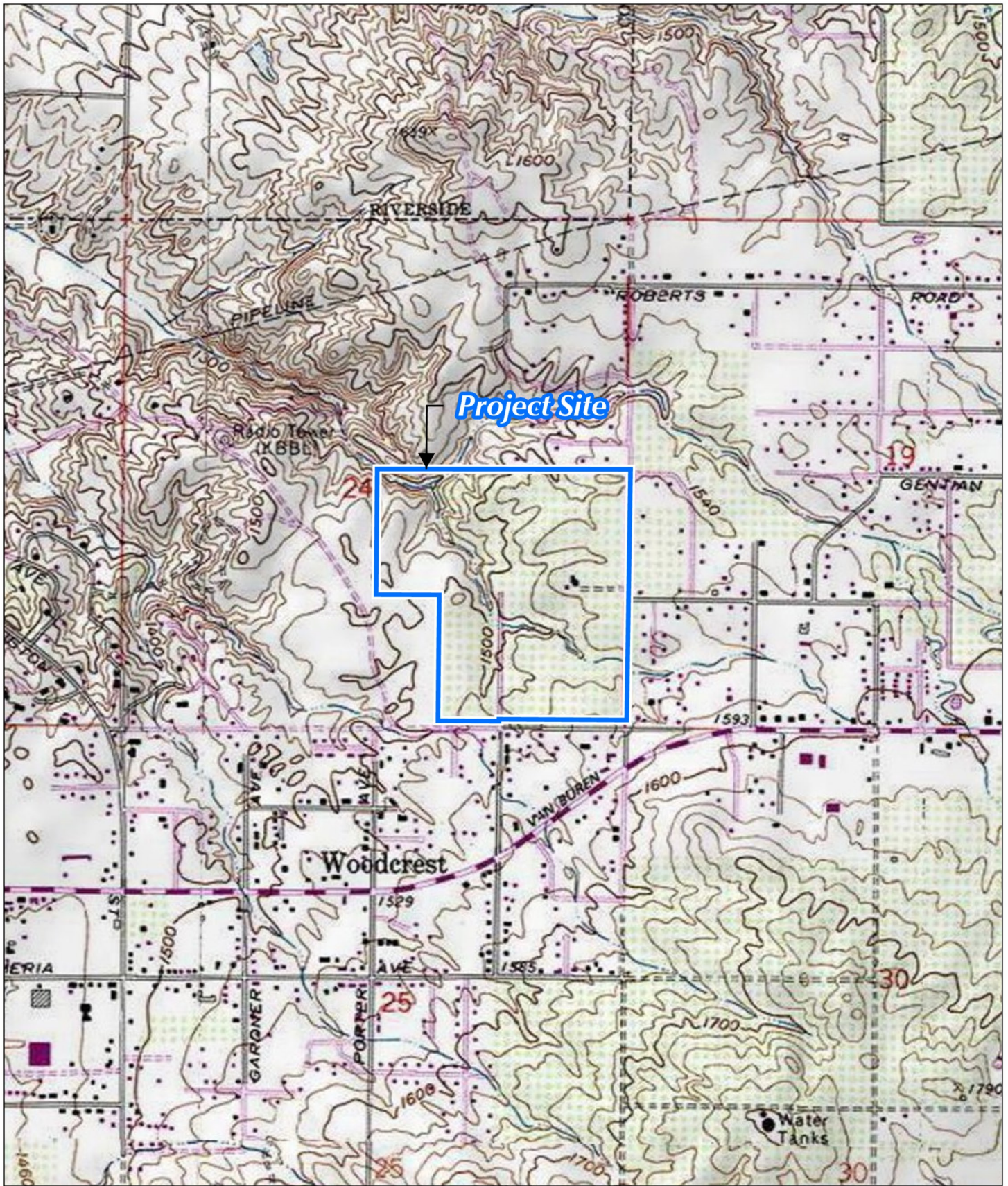


Source(s): Esri, Nearmap Imagery (2023), RCIT (2023)

Figure 1



Vicinity Map

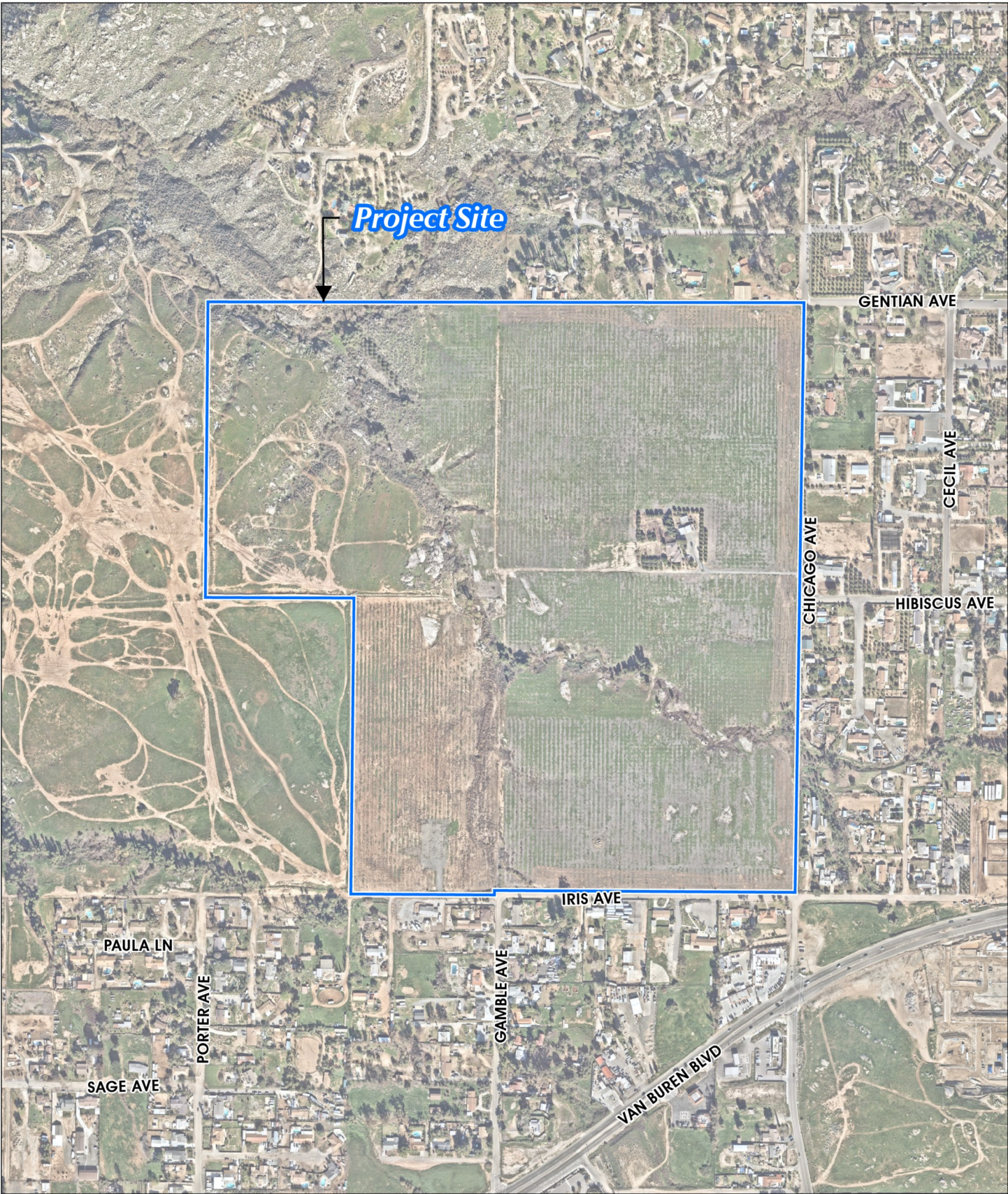


Source(s): Esri, USGS (2013)

Figure 2



USGS Topographic Map



Source(s): Esri, Nearmap Imagery (2023)

Figure 3



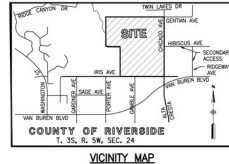
Aerial Photograph

OWNER
P. & T. INVESTMENT COMPANY
11700 POWERS BLVD., SUITE 200
ARLINGTON, CA 94012
PHONE: (415) 751-4282
CONTACT: MICHAEL TORRES

APPLICANT
TERRA ENGINEERING CHICAGO, LLC
1700 NEW KENNEDY AVE., SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 331-7000
CONTACT: MICHAEL TORRES

ENGINEER
RIK ENGINEERING COMPANY
1700 NEW KENNEDY AVE., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 331-7000
CONTACT: MICHAEL TORRES

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP 38510
JANUARY 25, 2023

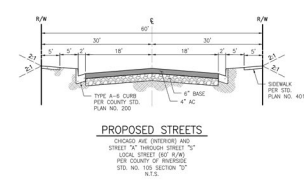
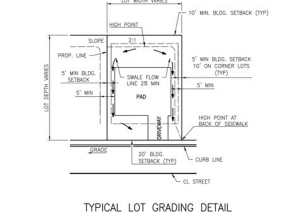


LEGAL DESCRIPTION
THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASIN AND NEIGHBORING AREAS ACCORDING TO THE OFFICIAL P.L. RECORD;
EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF SAID SECTION 24;
ALSO EXCEPTING THEREFROM THE SOUTHWEST 20 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AS DISCLOSED IN A SALE TO THE COUNTY OF RIVERSIDE, RECORDED JUNE 2, 1971 AS INSTRUMENT NO. 88705 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACCESSOR'S PARCEL NUMBERS
245-300-001, 245-300-004



PARCEL LINE AND CURVE TABLE			PARCEL LINE AND CURVE TABLE				
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS	LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C10	207.51	S29°37'33"	300.00	L35	502.67	N00°00'00"	
C11	233.07	S42°37'46"	300.00	L36	373.55	N00°00'00"	
C12	236.67	S04°07'30"	300.00	L37	172.02	S45°00'00"	
C13	231.15	S44°08'30"	300.00	L38	79.91	N06°43'37"	
C14	180.04	S24°27'30"	300.00	L39	250.57	N17°44'34"	
C15	201.56	S08°24'58"	300.00	L40	114.28	N07°47'04"	
C16	202.82	S08°43'37"	300.00	L41	85.20	N00°00'00"	
C17	78.89	S09°01'00"	300.00	L42	417.83	N00°00'00"	
C18	197.69	S02°28'11"	500.00	L43	73.89	S07°00'00"	
C19	112.87	S07°25'51"	300.00	L44	153.55	S07°33'04"	
C20	304.03	S08°53'54"	300.00	L45	153.55	N72°27'44"	
C21	209.39	S03°38'39"	300.00	L46	123.57	S48°28'22"	
C22	504.87	S08°29'30"	800.00	L47	80.46	S89°27'31"	
C23	91.37	S07°22'30"	300.00	L48	146.23	S02°11'47"	
C24	180.26	S14°25'33"	300.00	L49	333.25	S07°00'00"	
C25	201.00	S08°24'30"	300.00	L50	211.81	N00°00'00"	
C26	208.07	S02°29'33"	300.00	L51	494.48	S07°14'42"	
C27	302.27	S04°04'30"	1200.00	L52	286.83	S07°42'00"	
C28	83.88	S15°52'53"	300.00	L53	214.68	N00°00'00"	
C29	86.67	S14°28'13"	300.00	L54	83.76	N00°00'00"	
C30	194.67	S10°29'30"	300.00	L55	70.26	N07°24'00"	
C31	142.77	S07°29'30"	300.00	L56	30.00	N00°00'00"	
C32	131.83	S05°11'48"	300.00	L57	302.91	S09°43'00"	
C33	130.47	S05°24'54"	300.00	L58	143.10	N47°13'36"	
C34	144.88	S06°08'18"	300.00	L59	46.26	N07°11'00"	
C35	306.03	S07°49'34"	300.00	L60	41.56	N07°32'30"	
C36	398.82	N00°00'00"		L61	78.74	S17°23'31"	
C37	745.54	N00°00'00"		L62	73.07	S37°11'44"	
C38	90.26	N02°29'30"		L63	337.19	S02°22'00"	
C39	215.33	N03°29'34"		L64	47.40	S89°58'04"	
C40	305.01	N44°39'34"		L65	69.22	N00°00'00"	



EASEMENTS

- 1. A 10' MIN. EASEMENT FOR WATER AND SEWER USE FOR PUBLIC UTILITIES FOR THE BENEFIT OF THE NEIGHBORLY QUARTER OF THE NEIGHBORLY QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NEIGHBORLY QUARTER OF SECTION 24, RECORDED JAN. 25, 1982 AS INSTR. NO. 9489 O.R. IN FAVOR OF PROPRIETOR DASH AND WALLE SMITH AND VARIOUS SHERS.
- 2. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED DEC. 14, 1982 AS INSTRUMENT NO. 11555 O.R. IN FAVOR OF CALIFORNIA ELECTRIC POWER CO.
- 3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND CABLE SYSTEMS AND INCIDENTAL PURPOSES RECORDED JULY 23, 1975 AS INSTR. NO. 89997 O.R. IN FAVOR OF SO. CAL. Edison CO.
- 4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND CABLE SYSTEMS AND INCIDENTAL PURPOSES RECORDED JULY 23, 1975 AS INSTR. NO. 89997 O.R. IN FAVOR OF SO. CAL. Edison CO.
- 5. AN EASEMENT FOR PUBLIC ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED SEPT. 23, 1982 AS INSTR. NO. 14652 O.R. IN FAVOR OF THE COUNTY OF RIVERSIDE.
- 6. AN EASEMENT FOR WATER PURPOSES AND POWER LINES AND INCIDENTAL PURPOSES, RECORDED MAY 23, 1980 AS INSTR. NO. 83386 O.R. IN FAVOR OF RIVERSIDE CO.
- 7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCT. 2, 1973 AS INSTR. NO. 72918 O.R. IN FAVOR OF SO. CAL. Edison CO.
- 8. PROPOSED LANDSCAPE EASEMENT
- 9. PROPOSED SLOPE/CONCRETE EASEMENT
- 10. PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT
- 11. PROPOSED ACCESS EASEMENT

ESTIMATED GRADING QUANTITIES

ESTIMATED GRADING QUANTITIES FOR THE ENTIRE TRACT MAP 38510 ARE AS FOLLOWS:

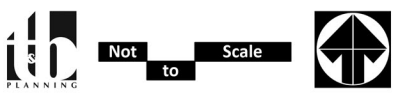
- 1. EXCAVATION: 1,200,000 C.Y.
- 2. FILL: 1,200,000 C.Y.
- 3. TOTAL: 2,400,000 C.Y.

LEGEND

- 1. EXCAVATION
- 2. FILL
- 3. WATER SURFACE ELEVATION 100' IN FEET
- 4. DRAINAGE
- 5. REMAINING WALL
- 6. REMAINING EASEMENT

Source(s): Rick Engineering (01-25-2023)

Figure 4



Arroyo Vista

TTM 38510

JN: 1214-001
Date: 02-21-2023