



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand, Director

Agency Notice of Completion and Availability of a Draft Environmental Impact Report

DATE: March 10, 2025

TO: Responsible/Trustee Agencies/Parties of Interest

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") for the **Arroyo Vista Project** and related applications. 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 a Draft Environmental Impact Report (EIR) has been prepared for the Project, is available for review, and to solicit comments on the Draft EIR.

PROJECT CASE NO./TITLE: Arroyo Vista Project SCH: 2021080570 General Plan Amendment No. 220009 (GPA220009), Change of Zone No. 2200031 (CZ2200031), and Tentative Tract Map No. 38510 (TTM38510);

PROJECT LOCATION: The project site is located within the Woodcrest community of the Lake Mathews/Woodcrest Area Plan (LMWAP) of unincorporated Riverside County. The project site comprises approximately 140.8 acres and is located to the North of Iris Avenue, south of Twin Lakes Drive, west of Chicago Avenue east of Goldenstar Avenue. The Project site encompasses Assessor Parcel Numbers (APNs) 245-300-001 and 245-300-004.

PROJECT DESCRIPTION: The proposed project consists of the proposed development of 231 single-family residential dwelling units, a trailhead/parking area, a sewer lift station, three water quality basins, and natural open space areas. The smaller residential lots (10,890 – 14,520 square foot lots) will be clustered within the internal areas and the larger ½ to 1 acre lots will be along the north, east, northwest and southern project boundaries.

The following approvals are requested from the County of Riverside to implement the Project:

- General Plan Amendment No. 220009 (GPA 220009) is proposed to modify the General Plan land use designations for the 140.8-acre Project site from Rural Community – Very Low Density Residential (RC-VLDR) (1 DU/ac) to Rural Community – Low Density Residential (RC-LDR) (2 DU/ac).
- Change of Zone No. 2200031 (CZ 2200031) is a proposal to change the zoning classification for the Project site from Light Agriculture 10-Acre Minimum Lot Size (A-1-10) to One-Family Dwellings, 10,000 s.f. Minimum Lot Sizes (R-1-10,000).
- Tentative Tract Map No. 38510 (TTM38510) is a proposal to subdivide the 140.8-acre Project site into a total of 231 residential lots on 88.09 acres with an overall project density of 1.6 DU/ac, a sewer lift station on 0.25-acre, three water quality basins on 5.39 acres, four open space lots on 23.75 acres, a trail head and associated parking on 0.55-acre, internal roadway dedications on 22.29 acres, and a Chicago Avenue dedication on 0.48-acre.

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

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

AGENCY NOTICE OF COMPLETION AND AVAILABILITY

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, and other parties of interest that the Riverside County Planning Department is processing an Environmental Impact Report for the above-described project. The purpose of this notice is to provide opportunity for review and comment on the Draft EIR. Comments must be submitted not later than forty-five (45) days after receiving this notice.

SCOPE OF ANALYSIS: 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 has been included in the Draft EIR:

- Aesthetics/ Visual
- Agricultural Land
- Air Quality
- Archaeological/ Historical
- Biological Resources
- Drainage/Absorption
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/ Seismic
- Minerals
- Noise
- Population/ Housing Balance
- Public Services/ Facilities
- Recreation/ Parks
- Schools/Universities
- Sewer Capacity
- Soil Erosion/
- Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/ Circulation
- Vegetation
- Water Quality
- Water Supply/ Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use/ Planning
- Cumulative Effects

PUBLIC REVIEW DOCUMENT: The Draft EIR and appendices are available for review at the following locations and can also be downloaded using the following link: <https://planning.rctlma.org/> under CEQA Environmental Noticing:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501, or

Riverside County Planning Department, 77-588 El Duna Court, Suite H, Palm Desert, California 92211.

PUBLIC COMMENT PERIOD: The Draft EIR 45-day public review period will commence at **8:00 a.m. on Monday, March 10, 2025, and end on Thursday, April 24, 2025, at 5:00 p.m.** for interested individuals and public agencies to submit written comments. Written comments on the Draft EIR must be received at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92501

Written comments can also be submitted via email to Krista Mason at kmason@rivco.org within the public review period. The Draft EIR and appendices are available for review and download on the County Planning Department web site website at: <https://planning.rctlma.org/> under CEQA Environmental Noticing.

Hearing dates before the County Planning Commission and Board of Supervisors on this matter will be posted on the County web site once scheduled.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Krista Mason, Project Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92502-3634
kmason@rivco.org