

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021080570

Project Title: Arroyo Vista - GPA220009, CZ2200031, TTM38510

Lead Agency: Riverside County

Contact Name: Krista Mason, Project Planner

Email: kmason@RIVCO.ORG

Phone Number: 951-955-1722

Project Location: Woodcrest community of unincorporated Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Project consists of applications for General Plan Amendment No. 220009 (GPA220009), Change of Zone (CZ2200031), and a Tentative Tract Map (TTM38510) for development of a 140.8-acre property located northwest of the intersection of Iris Avenue at Chicago Avenue in the Woodcrest community of unincorporated Riverside County. GPA220009 would 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 would change the site's zoning classification 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)." TTM38510 is a proposal to subdivide the 140.8-acre site to allow for the development a total of 231 residential lots on 88.09 acres, 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 dedication of right-of-way for Chicago Avenue dedication on 0.48-acre.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed Project would result in significant and unavoidable impacts to agricultural resources (due to the conversion of approximately 56.8 acres of "Farmland of Statewide Importance," approximately 50.6 acres of "Unique Farmland," approximately 2.4 acres of "Farmland of Local Importance" to non-agricultural use), transportation (due to Vehicle Miles Traveled [VMT] that would exceed the County's threshold of significance by 30.8%), and to Tribal Cultural Resources (due to unavoidable impacts to an identified Tribal Cultural Landscape [TCL]). Mitigation measures are presented in the EIR but mitigation is not available to reduce these unavoidable impacts to less-than-significant levels. All other impacts of the Project would be less than significant with or without mitigation. Project mitigation measures are summarized in Table S-1 of the EIR, and include mitigation measures to address impacts to biological resources and Project consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); mitigation measures to address potential impacts to cultural resources, including restricted grading, the relocation/capping of resources on site, and measures to address the potential for discovery of subsurface resources; mitigation measures to address impacts to geology/soil that require the incorporation of the recommendations of the Project's geotechnical evaluation; mitigation to address Greenhouse Gas emissions that requires compliance with the County's Climate Action Plan (CAP); mitigation to address noise and vibration from blasting activities during construction; mitigation measures to address the potential discovery of subsurface paleontological resources; and mitigation measures to address potential wildfire hazard impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on comments received during the NOP review period, the following issues were identified as potential areas of concern: impacts to biological resources; Project runoff; impacts to tribal cultural resources; impacts to agricultural resources; impacts to land use; impacts to air quality; and Project-specific cumulative impacts to traffic and transportation. In addition, the Project's significant and unavoidable impacts to agricultural resources, transportation, and tribal cultural resources are considered an area of controversy for the Project.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board
California Department of Fish and Wildlife
Riverside County Flood Control and Conservation
Western Municipal Water District