

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023030118**Project Title:** Arroyo Vista - General Plan Amendment No. 220009 (GPA220009), Change of Zone No. 2200031 (CZ2200031), and Tentative Tract Map No. 38510 (TTM38510)Lead Agency: County of RiversideContact Person: Krista Mason, Project PlannerMailing Address: 4080 Lemon Street, 12th FloorPhone: 951-955-1722City: RiversideZip: 95201County: Riverside**Project Location:** County: Riverside County City/Nearest Community: Lake Matthews/WoodcrestCross Streets: Northwest corner of Iris Avenue at Chicago AvenueZip Code: 92508Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 26 " N / 117 ° 21 ' 07 " W Total Acres: 140.8Assessor's Parcel No.: 245-300-001 and 245-300-004Section: 24Twp.: 3SRange: 5WBase: San BernadinoWithin 2 Miles: State Hwy #: NoneWaterways: NoneAirports: NoneRailways: NoneSchools: See Attachment**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 231 Acres 88.09 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: Sewer lift station, WQ basins, open space, trailhead/parking**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Agriculture and undeveloped/Light Agriculture, 10-Acre Minimum Lot Size (A-1-10)/Rural Community - Very Low Density Residential (RC-VLDR)

Project Description: (please use a separate page if necessary)

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 231 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 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 a Chicago Avenue dedication on 0.48-acre.

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<u>S</u> Air Resources Board	Office of Historic Preservation
Boating & Waterways, Department of	Office of Public School Construction
California Emergency Management Agency	Parks & Recreation, Department of
California Highway Patrol	Pesticide Regulation, Department of
<u>S</u> Caltrans District # 8	Public Utilities Commission
Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # 8
Caltrans Planning	Resources Agency
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.
Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Colorado River Board	San Joaquin River Conservancy
<u>S</u> Conservation, Department of	Santa Monica Mtns. Conservancy
Corrections, Department of	State Lands Commission
Delta Protection Commission	SWRCB: Clean Water Grants
Education, Department of	SWRCB: Water Quality
Energy Commission	SWRCB: Water Rights
<u>S</u> Fish & Game Region # 6	Tahoe Regional Planning Agency
Food & Agriculture, Department of	<u>S</u> Toxic Substances Control, Department of
Forestry and Fire Protection, Department of	Water Resources, Department of
General Services, Department of	Other: _____
Health Services, Department of	Other: _____
Housing & Community Development	
<u>S</u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Monday, March 10, 2025 Ending Date Thursday, April 24, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>TTLIC Riverside Chicago, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>4350 Von Karman Avenue, Suite 200</u>
City/State/Zip: <u>Irvine, CA 62602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Jerrica Harding, AICP</u>	Phone: <u>925-331-7006</u>
Phone: <u>714-505-6360 ext. 101</u>	

Signature of Lead Agency Representative:  Date: 03/05/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.