



# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING – APRIL 3, 2023  
COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, Ca 92501

**CALL TO ORDER: 1:32 p.m.**

**1.0 CONSENT CALENDAR**  
NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**  
NONE

**4.0 SCOPING SESSION**

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR ARROYO VISTA TENTATIVE TRACT MAP NO. 38510, GPA220009, and CZ2200031** - CEQ220090 – Applicant: TTLC Riverside Chicago, LLC., c/o Michael Torres – Engineer/Representative: T & B Planning, c/o Roxanne Vidrio – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) – Location: North of Iris Avenue, south of Twin Lake Drive, east of Golden Star Avenue, and west of Chicago Avenue – 140.8 Gross Acres - Zoning: Light Agriculture, 10-acre lot minimum (A-1-10) – **REQUEST:** The Environmental Impact Report analyzes the environmental impacts of General Plan Amendment No. 220009, Change of Zone No. 2200031, and Tentative Tract Map No. 38510. The proposed project consists of applications for a General Plan Amendment No. 220009, Change of Zone No. 2200031, and Tentative Tract Map No. 38510 to allow 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 Mathews / Woodcrest community of unincorporated Riverside County. General Plan Amendment No. 220009 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). Change of Zone No. 2200031 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 sq ft minimum lot size (R-1-10,000). Tentative Tract Map No. 38510 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. Project Planner: Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

**ITEM** Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

**5.0 PUBLIC COMMENTS**

**ADJOURNMENT: 2:31 p.m.**