



Charissa Leach
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Applicant's Notice of Preparation of a Draft Environmental Impact Report

DATE: March 1, 2023

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

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)

Pursuant to the Riverside County Rules to Implement the California Environmental Quality Act of 1970, it has been determined that the above referenced project may have a significant effect on the environment and an Environmental Impact Report (EIR) is required.

OPTION TO REVISE PROJECT:

Upon receipt of this notice, the Project sponsor may revise the project to avoid or mitigate any adverse impact. If the potential adverse effects are substantially mitigated by the revised project, an EIR shall not be required and a Mitigated Negative Declaration or a Negative Declaration (statement of no significant effect) shall be prepared.

APPEAL:

The staff requirement to prepare an EIR may be appealed to the Planning Commission within ten (10) days of receipt of this notice. The appeal must be made in writing and contain brief discussion of how the project will avoid the environmental effects listed on the attachment. The appeal must be accompanied by: (1) adhesive

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

labels containing the names and addresses of all property owners within a minimum of 600 feet of the project boundaries that total at least 25 different property owners; and (2) the appropriate filing fee. (Refer to the Current Riverside County Planning Department Fee Schedule).

PREPARATION OF THE DRAFT EIR: The Draft EIR shall address the following environmental subject areas:

- 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

The Draft EIR must meet the form and content requirements of the Planning Department. The sponsor should advise the consultant to meet with the staff on a regular basis to ensure an adequate document is prepared in a timely fashion. A preliminary draft shall be submitted for review and if determined acceptable, the consultant will be notified of the appropriate number of final draft copies to be provided for distribution to State and local agencies and interested parties.

The Draft EIR must be submitted within 120 days of this Notice unless an extension of not more than thirty (30) days is received and granted by the Department.

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 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 Session, 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>.

EIR FEES: The appropriate fee for an EIR (Refer to the Current Riverside County Planning Department Fee Schedule) must be submitted to the Planning Department within thirty (30) days of this Notice.

PROJECT PRESUMED ABANDONED: Unless the EIR fee and the Draft EIR are submitted within the time periods specified above, the project will be presumed abandoned, and there will be no further processing of the development application(s) by the County of Riverside, and no refund of previously paid filing fees.

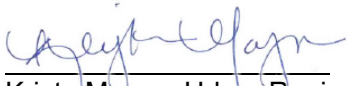
Please send all written correspondence to:

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

A handwritten signature in blue ink, appearing to read "Krista Mason", is written over a horizontal line.

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