



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Arroyo Vista– General Plan Amendment No. 220009, Change of Zone No. 2200031, Tentative Tract Map No. 38510
Project Title/Case Numbers

Krista Mason
County Contact Person

951-955-1722
Phone Number

SCH No. 2023030118
State Clearinghouse Number (if submitted to the State Clearinghouse)

TTLIC Riverside Chicago, LLC Attn. Michael Torres
Project Applicant

4350 Von Karmon Avenue, Suite 200 Newport Beach, CA 92660
Address

The project is located North of Iris Avenue, south of Twin Lakes Drive, west of Chicago Avenue, and east of Goldenstar Avenue.
Project Location

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.
Project Description

This is to advise that the Riverside County Board of Supervisors as the lead agency, has approved the above-referenced project on November 4, 2025, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.


Signature

Project Planner
Title

November 4, 2025
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CFG / CDFW

FOR COUNTY CLERK'S USE ONLY