

John Hildebrand
Planning Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: July 31, 2023

TO: Responsible Agencies

PROJECT CASE NO./TITLE: Project Title: Citrus Valley Specific Plan

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the area commonly known as Bautista Canyon in the Valle Vista area of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT LOCATION AND DESCRIPTION

The approximate 767-acre Project Site is bounded by the Bautista Creek Channel to the east/northeast, Stetson Avenue to the north, Pleasant Avenue to the west, and Bautista Canyon Road to the south, and occurs within an unincorporated area of Riverside County, east of the City of Hemet. There is a smaller triangular area northeast of the inter-section of Stetson Avenue and Fairview Avenue and an irregular boundary west of the intersection of Fairview Avenue and Bautista Canyon Road.

Specifically, the Project Site occurs within the northern half of Section 20, most of Section 21 and a small portion of Section 16 within Township 5 South, Range 1 East, SBB&M, USGS Hemet, 7.5-minute quadrangle. Regional access to the Project Site is provided via Highway 79, to Highway 74 located approximately 1.3 miles to the northwest.

Specific Plan No. 400 is designed to establish a master plan that would allow for a mix of commercial and residential land uses and related improvements to public roads and other utilities. A maximum of 6,300 residential dwelling units, 10 acres of commercial land, approximately 87 acres of parkland, and up to two elementary schools are proposed within the Specific Plan area. The Project would also result in drainage facilities across approximately 33 acres of the Specific Plan area.

Proposed off-site improvements would include: 1) installation of up to two water tank storage facilities located south of the Project along Fairview Avenue; 2) installation of upgraded sewer lines and other

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treatment facilities along existing road rights-of-way to the San Jacinto Valley Regional Water Reclamation Facility located approximately 9.5 miles northwest of the Project Site; and 3) the widening of roadways and extension of related infrastructure on Thornton Avenue from Pleasant Street to Lake Street, and 4) a fair share contribution for roadways and related infrastructure on Soboba Street from Stetson Avenue to Florida Avenue.

The Project would be completed in four phases over a period of time dictated by market conditions. Phase 1 will consist of approximately 180 acres and is located on the northwest quadrant of the Project, and will include three residential planning areas totaling 788 units, three park sites totaling approximately 23.4 acres, two detention basins, and one potential elementary school site. Phase 2 will consist of approximately 190 acres and is located in the west-central portion of the Project, and will include four residential planning areas totaling 1,510 dwelling units, a commercial planning area totaling 10 acres, a 15-acre community center, two parks totaling 25 acres, an irrigation basin, and a detention basin. Phase 3 will consist of approximately 105 acres and is located in the northeast portion of the Project, and includes three residential planning areas totaling 1,815 dwelling units, a 2-acre fire station, and two detention basins. Phase 4 will consist of approximately 248 acres and is located in the southeast quadrant of the Project, and will include eight residential planning areas totaling 2,125 dwelling units, three park sites totaling 24.2 acres, and a potential elementary school site. The approvals sought of Riverside County include:

1. Adoption by resolution of Specific Plan No. 400
2. Adoption by Resolution of General Plan Amendment No. 220002
3. Adoption by ordinance of Change of Zone No. 2200011
4. Adoption by ordinance of Removal of Land from Ag Preserve No. 230005

LEAD AGENCY:

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

Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: Citrus Valley Development
Contact: Robert Johnson

Address: 18541 Van Buren Blvd
Riverside, CA 92508

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

PUBLIC SCOPING MEETING: A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; 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 Session 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.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter
DATE OF SCOPING SESSION: August 28, 2023

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 Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

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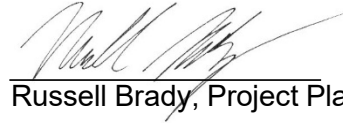
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If you have any questions please contact Russell Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Russell Brady, Project Planner for John Hildebrand,

Planning Director Exhibits Attached:

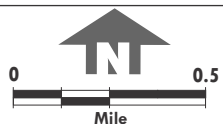
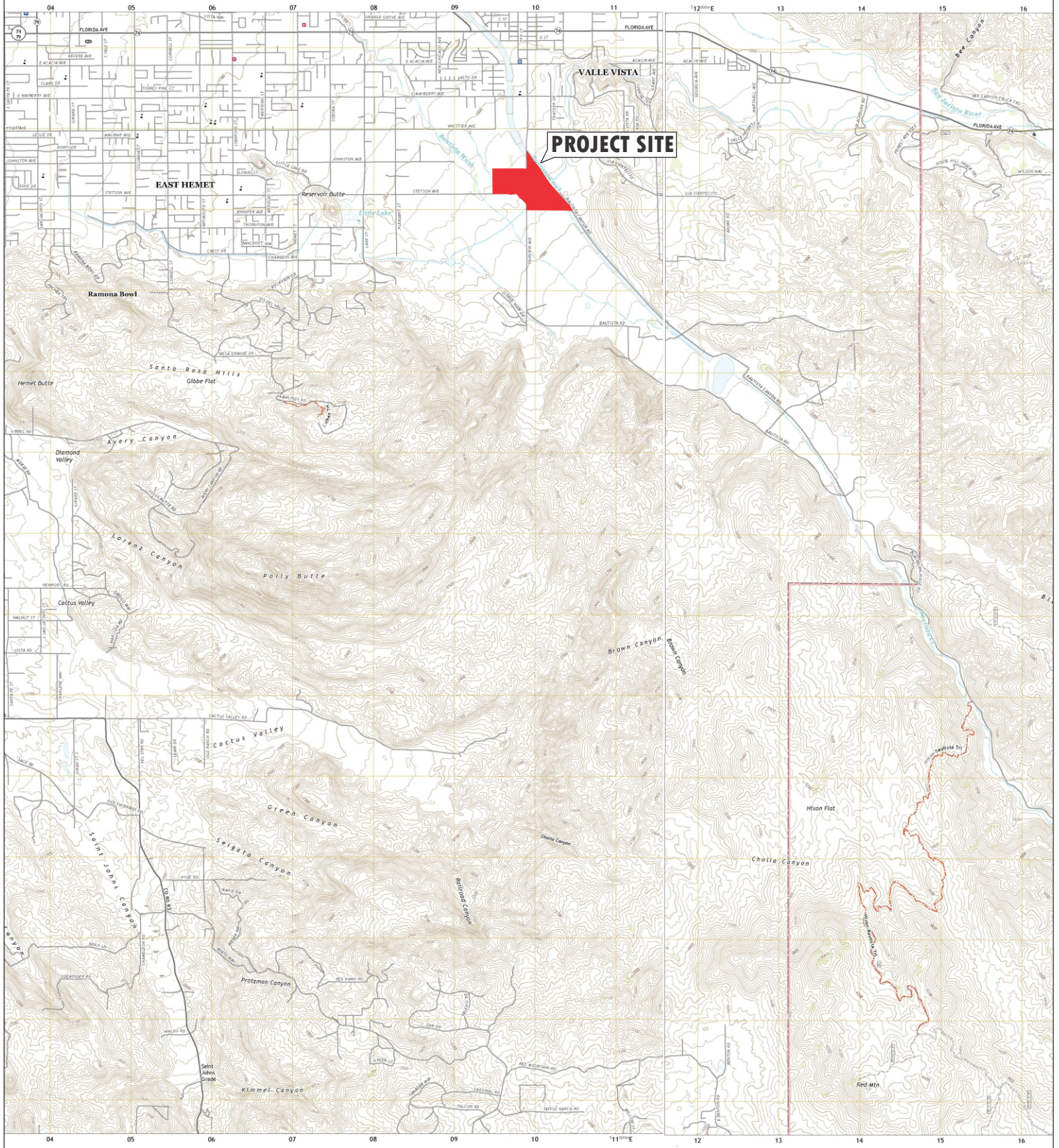
1. Location Map
2. USGS Map
3. Aerial Photograph



PROJECT SITE

LOCATION MAP
Citrus Valley Specific Plan
Riverside County, California

FIGURE 1

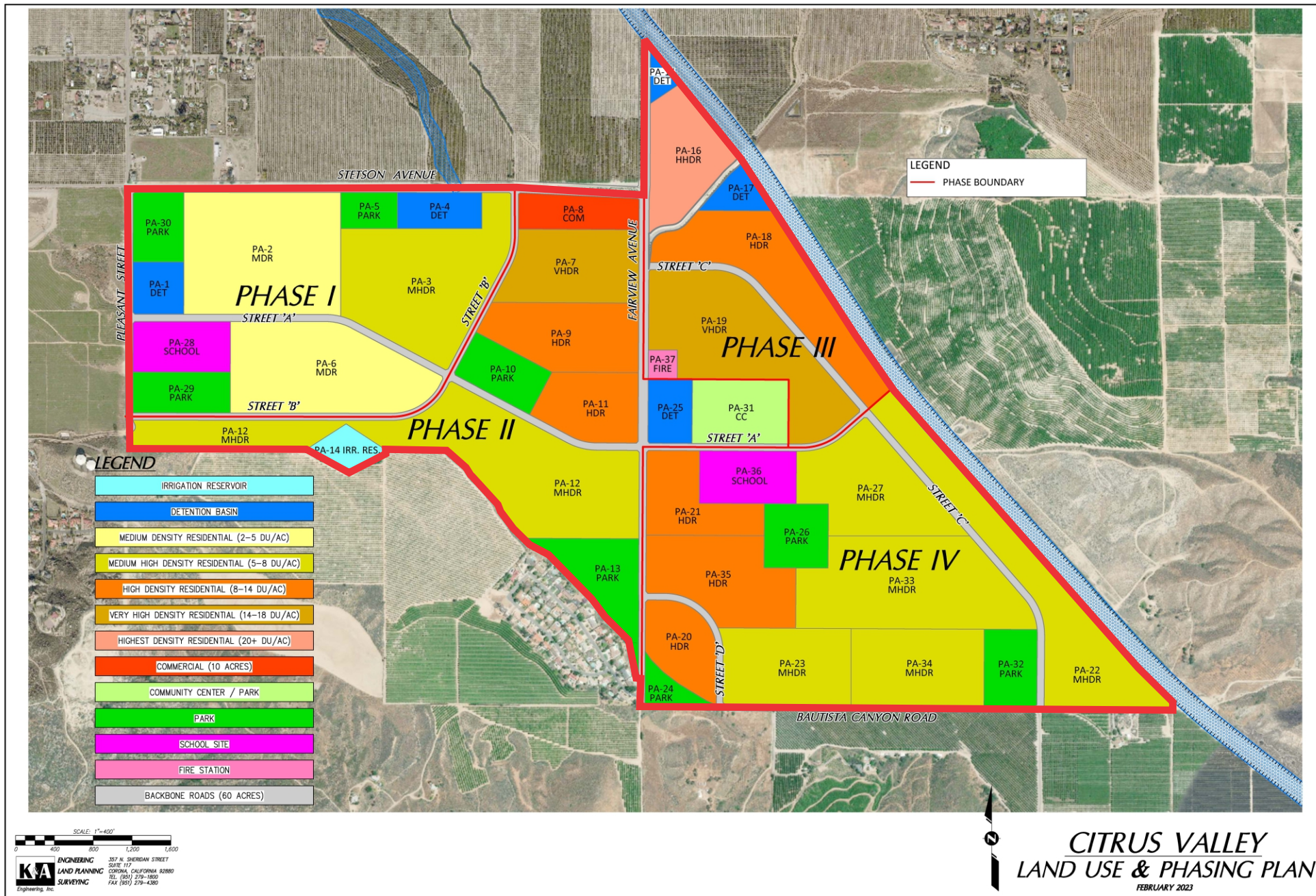


Source: Lilburn Corp., July, 2023.

LILBURN
CORPORATION

USGS MAP
Citrus Valley Specific Plan
Riverside County, California

FIGURE 2



PHASING PLAN

Citrus Valley Specific Plan
Riverside County, California

FIGURE 3