



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: October 9, 2023

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Harvest Valley/Winchester Area Plan (HVWAP) 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 CASE NO./TITLE: Emerald Acres Specific Plan. GENERAL PLAN AMENDMENT NO. 1111, SPECIFIC PLAN NO. 381, CHANGE OF ZONE NO. 7774, and TENTATIVE TRACT MAP NO. 36452.

PROJECT LOCATION AND DESCRIPTION: The proposed Project consists of applications for GPA 1111, SP 381, CZ 7774 and TR 36452. Approval of these applications would allow for development of the 335-acre subject property with four residential villages and one commercial planning area, as well as a series of planning areas that provide for open space, recreation, and public facility uses. The Residential Villages would account for approximately 75.2 acres of the Specific Plan area and would be developed with up to 391 dwelling units:

- 268 Medium Density Residential homes
 - 144 single-family detached homes on minimum 6,000-square foot (sf) lots
 - 105 single-family detached homes on minimum 5,000-sf lots, and
 - 19 single-family detached homes on minimum 5,000-sf lots
- 123 High Density Residential homes (attached or detached motorcourt residences)

The Project proposes one commercial village on approximately 5 acres in the northwestern portion of the Specific Plan area. The total commercial retail building area would be approximately 199,874 sf. The Project proposes a 6.6-acre neighborhood park, 39 acres of Open Space – Conservation, 191.3 acres of open space for local landscape and habitat conservation, 3.2 acres of village recreation areas, and 2.2 acres of multi-use trail. Associated improvements to the property would include roadway improvements, utility infrastructure, landscaping, exterior lighting, and water quality detention basins. The Project also includes public street dedications and would require connections to off-site utility lines.

The Project applicant is seeking a General Plan Amendment (GPA) to change the Riverside County General Plan and HVWAP land use designations for the 335-acre project site from Low Density Residential (LDR), Rural Mountainous (RM), Medium High Density Residential (MHDR), and Commercial Retail (CR) to the land uses as reflected in the Specific Plan including Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Open Space – Recreation (OS-R), Open Space – Conservation Habitat (OS-CH), Open Space – Conservation (OS-C), and Public Facilities (PF). The Project applicant is seeking a Change of Zone (CZ) to change the zoning classifications of the site from Controlled Development Areas (W-2) and Heavy Agriculture, 10-acre minimum (A-2-10) to Specific Plan, establish a Specific Plan zoning ordinance that will include the permitted uses and development standards for each Planning Area of the Specific Plan, and establish the Planning Area boundaries of the Specific Plan.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

The approvals sought of Riverside County include:

1. Adoption by resolution of a General Plan Amendment (GPA 1111);
2. Adoption by resolution of a Specific Plan (SP 381);
3. Adoption by ordinance of a Change of Zone (CZ 7774); and
4. Approval of a Tentative Tract Map (TR 36452).

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: Peak Emerald Acres, LLC
Attn. John Sherritt
Address: 9595 Wilshire Boulevard, Suite 710
Beverly Hills, CA 90212

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 & 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

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: November 6, 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 <https://planning.rctlma.org/Directors-Hearing/2023-directors-hearing-meetings>.

Please send all written correspondence to:

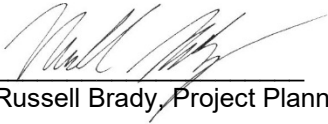
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

Or via email to rbrady@rivco.org.

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

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

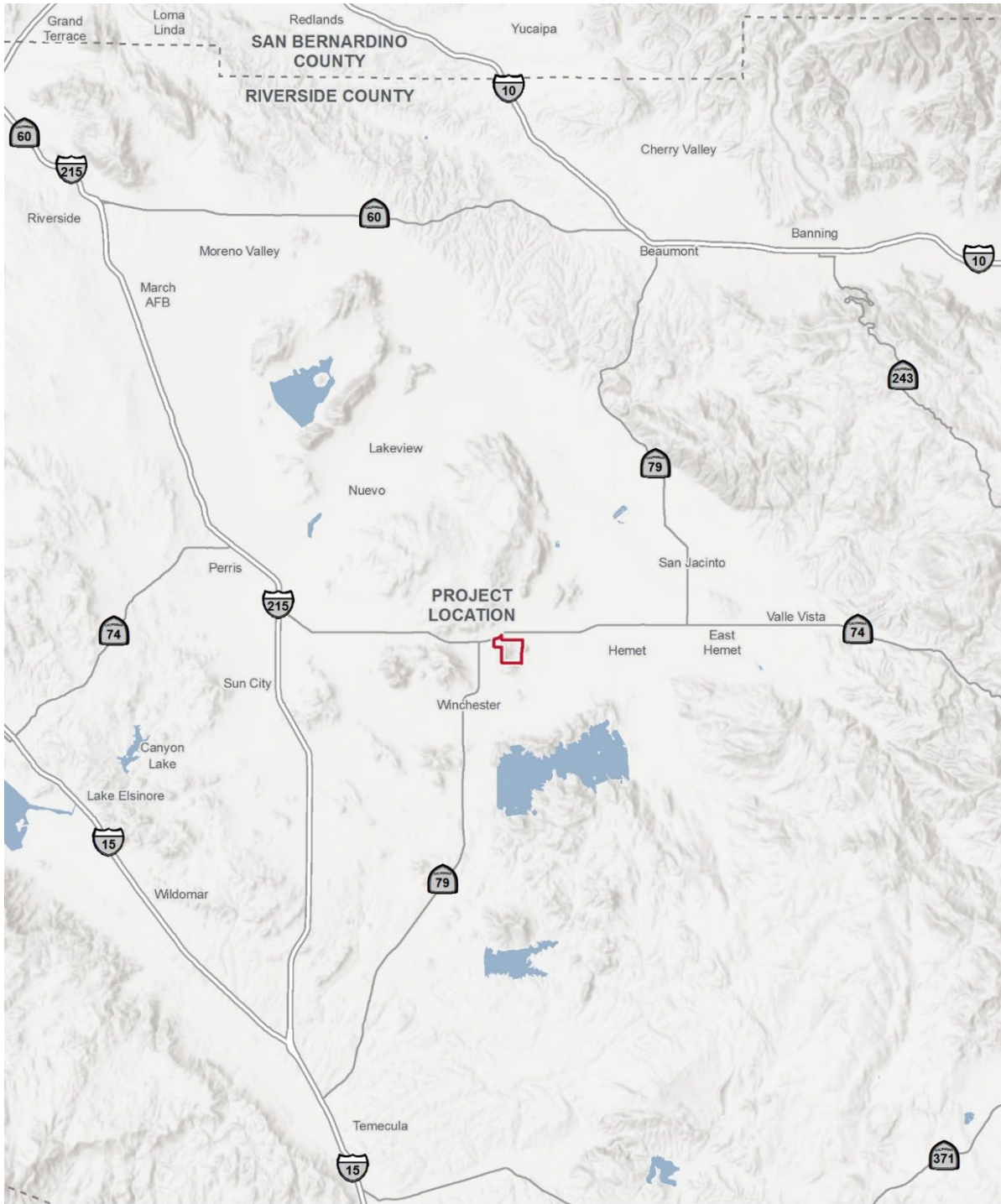
A handwritten signature in black ink, appearing to read 'Russell Brady', is written over a horizontal line.

Russell Brady, Project Planner for John Hildebrand, Planning Director

Exhibits Attached:

1. Location Map
2. USGS Map
3. Aerial Photograph
4. Proposed Emerald Acres Specific Plan Land Use Plan

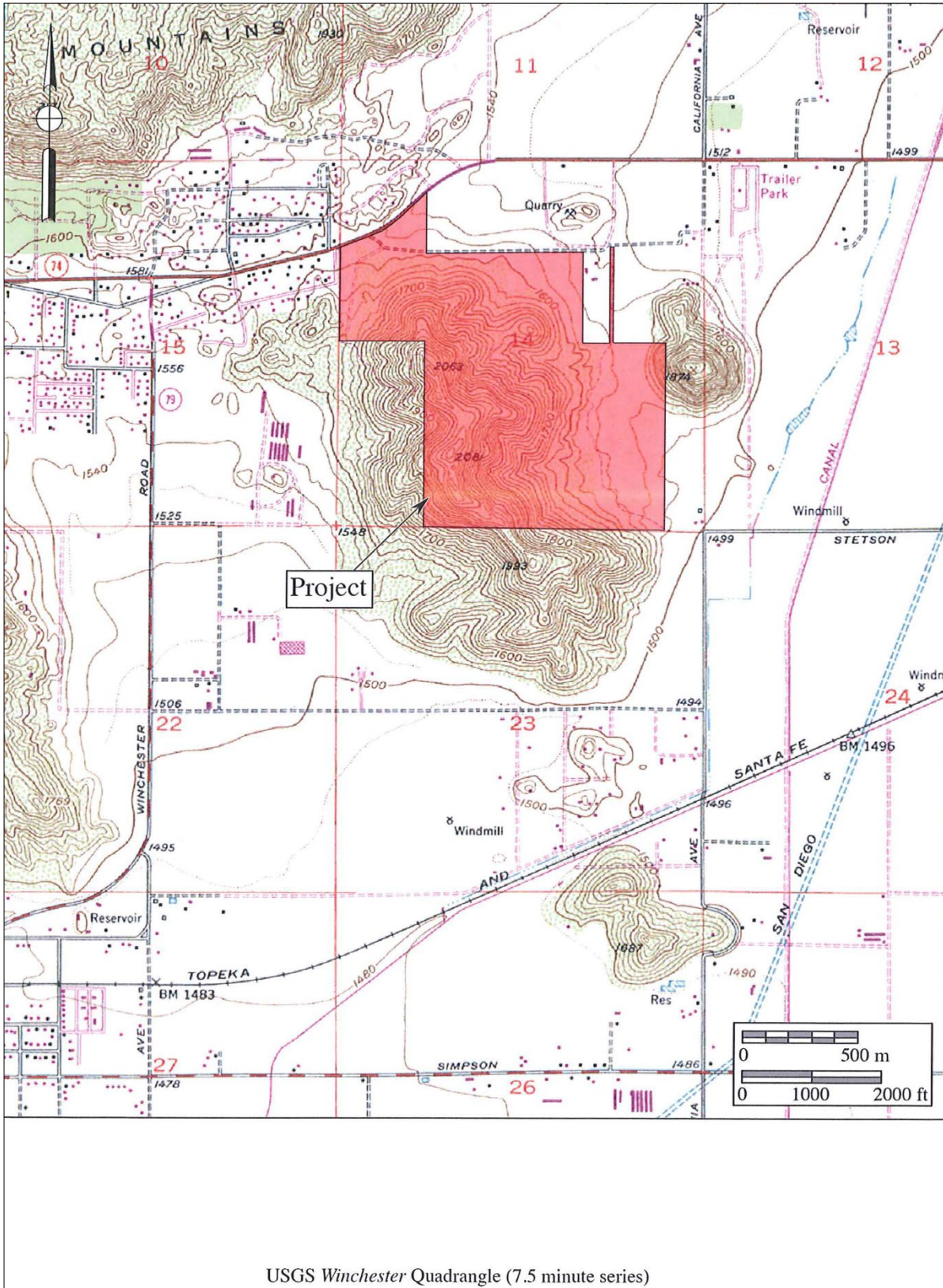
Exhibit 1. Location Map



-  Project Location
-  County Boundary
-  Interstate
-  Highway

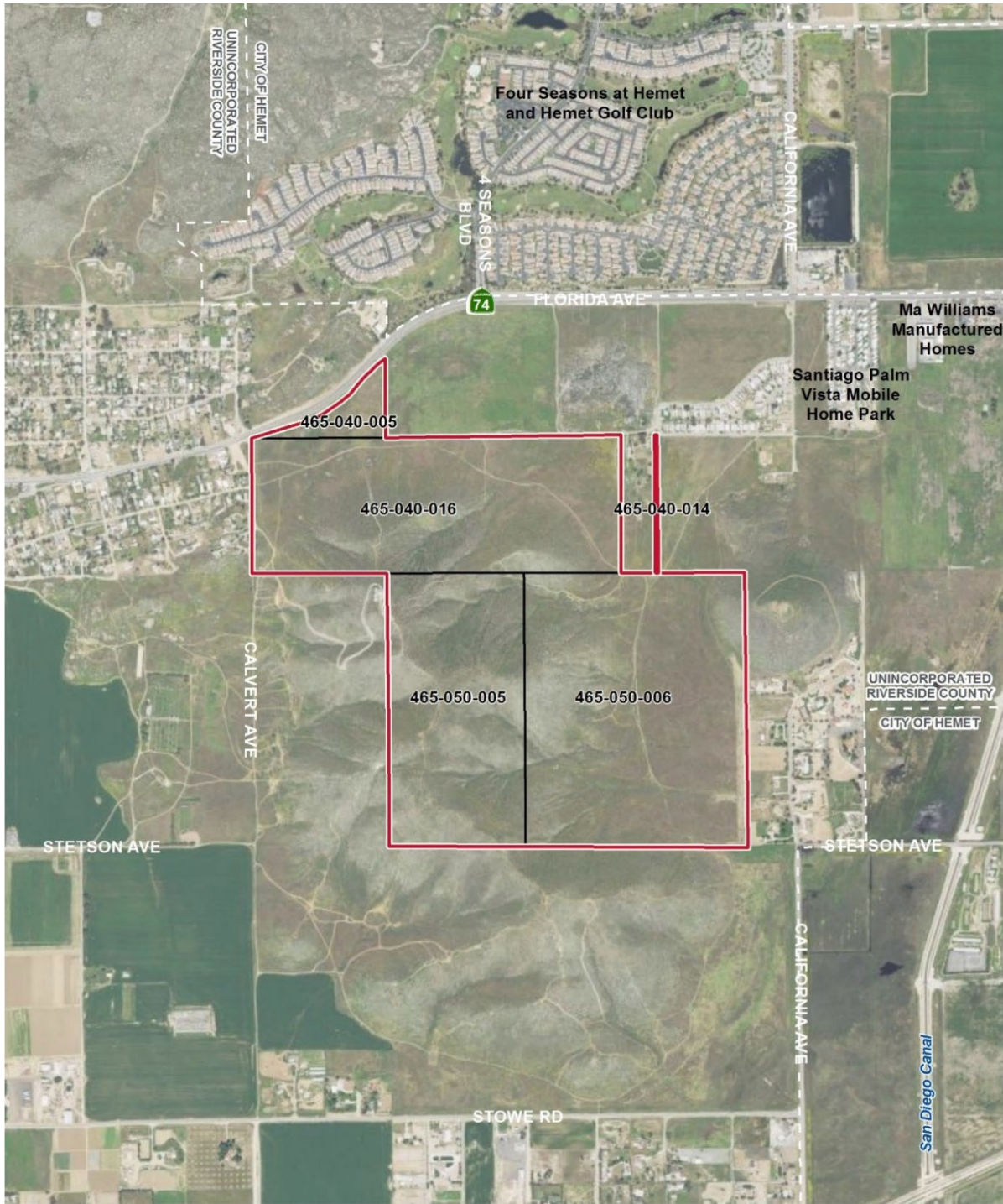


Exhibit 2. USGS Map



USGS Winchester Quadrangle (7.5 minute series)

Exhibit 3. Aerial Photograph



-  Project Location
-  Parcels

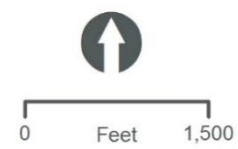
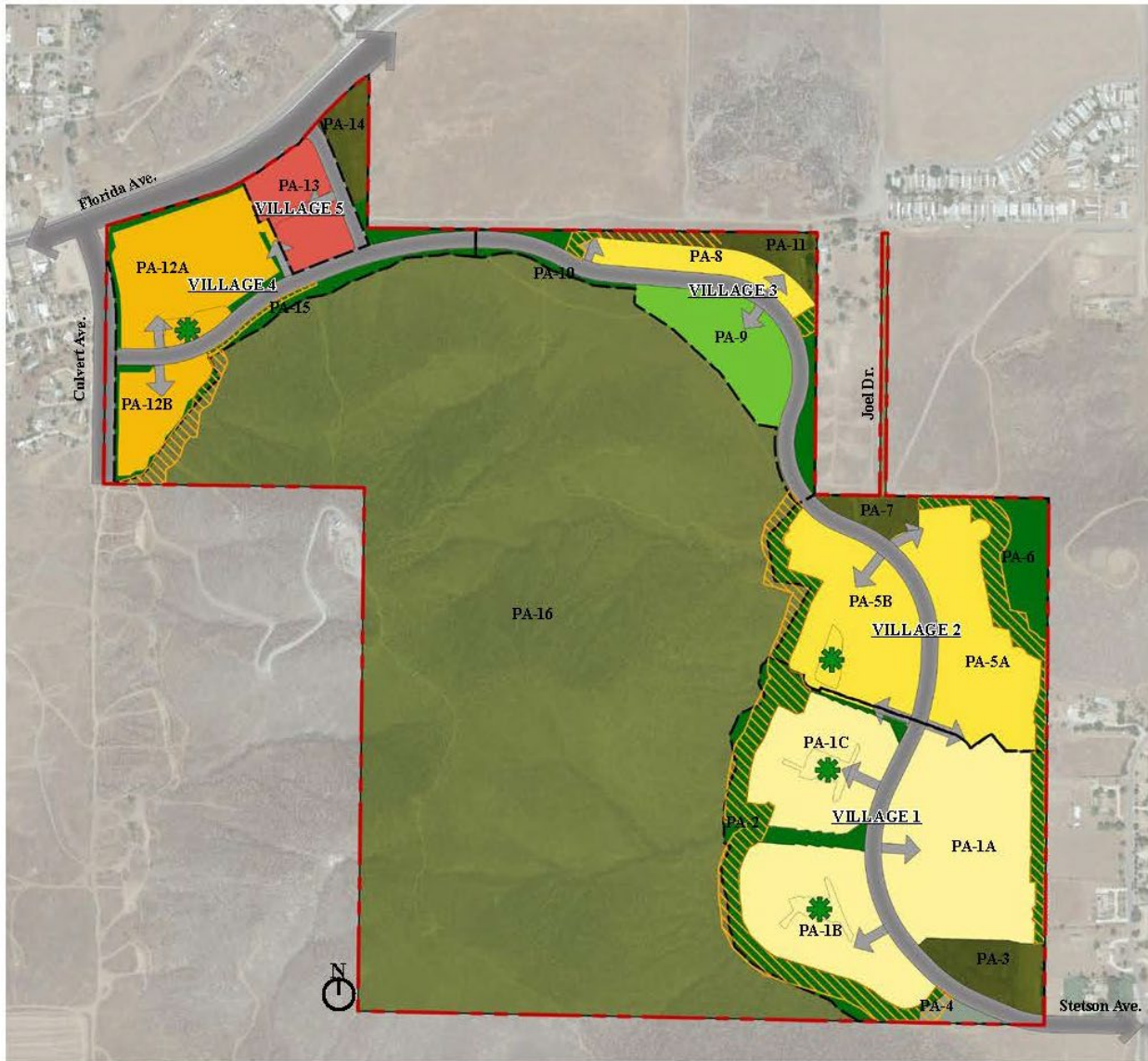


Exhibit 4. Proposed Emerald Acres Specific Plan Land Use Plan



LEGEND

- | | | |
|---|--|--------------------------------|
| Medium Density Residential
(6,000 sf Min. Lots) | Open Space-Recreation
(Neighborhood Park) | Public Facilities |
| Medium Density Residential
(5,000 sf Min. Lots) | Open Space-Conservation
(Slopes) | Backbone Road |
| High Density Residential
(Attached/Detached Motorcourt) | Open Space-Conservation
(WQMP Basin) | Village Recreation Area |
| Commercial Retail | Open Space-Conservation
(Natural Open Space) | Project Boundary |