

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2018101010****Project Title:** TTM 37439 - CANTERWOOD

Lead Agency: Riverside County Planning Department

Contact Person: RUSSELL BRADY

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: (951) 955-3025

City: RIVERSIDE

Zip: 92502

County: RIVERSIDE

**Project Location:** County: RIVERSIDE

City/Nearest Community: MENIFEE

Cross Streets: LEON ROAD AND HOLLAD ROAD

Zip Code: 92596

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 42.5 " N / 117 ° 7 ' 29.0 " W Total Acres: 158

Assessor's Parcel No.: SEE ATTACHED

Section: 8

Twp.: 6

Range: 2

Base: ROMOLAND

Within 2 Miles: State Hwy #: HWY 79

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: SOUTHSORE ELEMENTARY

**Document Type:**

CEQA:

☐ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☒ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.) 2018101010

Other:

NEPA:

☐ NOI☐ EA☐ Draft EIS☐ FONSI

Other:

☐ Joint Document☐ Final Document☐ Other:

Governor's Office of Planning &amp; Research

**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☒ Use Permit☒ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other:

FEB 07 2020

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**Development Type:**☒ Residential: Units 446 proposed 574 max Acres 79.5☐ Office: Sq.ft. Acres Employees☐ Commercial: Sq.ft. Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational:☐ Recreational:☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☒ Other: OPEN SPACE 29.5 AC / ROADS 45.6 AC / BASINS 7.2 AC**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☒ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☒ Schools/Universities☐ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☐ Water Supply/Groundwater☒ Wetland/Riparian☐ Growth Inducement☒ Land Use☒ Cumulative Effects☒ Other: ENERGY / GHG / WILDFIRE**Present Land Use/Zoning/General Plan Designation:**

Land Use - Vacant/ Zoning - One-Family Dwellings &amp; Light Agriculture/ General Plan - Medium &amp; Estate Density

**Project Description:** (please use a separate page if necessary)

SEE ATTACHED

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                                      |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                                 |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                                    |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                                  |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u>                                  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                      |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                            |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                  |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                       |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>8</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                                       |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                              |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                                       |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>SOUTHERN CA ASSOCIATION OF GOVERNMENTS</u>      |
| <input checked="" type="checkbox"/> Housing & Community Development     |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

### Local Public Review Period (to be filled in by lead agency)

Starting Date FEBRUARY 10, 2020

Ending Date MARCH 25, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: MATTHEW FAGAN CONSULTING SERVICES, INC.

Address: 42011 AVENIDA VISTA LADERA

City/State/Zip: TEMECULA, CA 92591

Contact: MATTHEW FAGAN

Phone: 951-265-5428

Applicant: Sun Holland, LLC

Address: 27127 Calle Arroyo, #1910

City/State/Zip: San Juan Capistrano, CA 92675

Phone: 949-218-6023

Signature of Lead Agency Representative: 

Date: 2/4/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

### **Canterwood - Project Description**

PROJECT CASE NO./TITLE: Canterwood: Change of Zone No. 1800007 (CZ 1800007); Tentative Tract Map No. 37439 (TTM 37439); Plot Plan No. 180024 (PPT 180024), Tentative Parcel Map No. (TPM 37864).

Assessor's Parcel No(s):

Residential Project Site Components  
466-310-026 and 466-310-002.

Off-Site Project Components  
466-120-023, 466-120-014, 466-120-021, 466-120-011, 466-120-022, 466-120-002, 466-120-019, and 364-200-007.

The "Residential Project Site" proposes a maximum of 574 units on a 158.18 acre area. This component of the Project includes applications CZ1800007, TTM 37439, PPT 180024, and TPM37864. The current zoning classification on the residential Project site is R-1 (One-Family Dwellings). CZ 1800007 proposes to change the zoning classification on the entire residential Project site of 158.18 gross acres from R-1 to R-4 (Planned Residential). TTM 37439 proposes a subdivision of 158.18 gross acres into 446 single-family residential lots (a reduced amount from what the Project and the analysis of the EIR covers), 25 open space lots, 9 drainage basin lots, and 45.6 acres of Project roadways. PPT 180024 proposes a development plan for 446 single-family residential lots. Five (5) architectural styles have been provided. A minimum 8.96-acre community park will provide the following amenities: baseball field, soccer fields (2), basketball court, tot lot, picnic shelter, restroom, and parking. PPT 180024 also features landscape buffers, passive open space areas, ten (10) paseos, and approximately 13,264 linear feet (LF) of trails/paseos and 56,417 LF of public street sidewalks.

The Off-site Project components include: an offsite trapezoidal earthen drainage channel (Holland Channel) located immediately to the west of the proposed Residential Project site composed of flat agricultural land that is being used to growing some crops but that also contains several farmhouses and a dairy farm in the eastern portion.

The proposed offsite trapezoidal earthen drainage channel spans a distance of 1.5 miles stretching from Eucalyptus Road at the east to Southshore Drive at the west and is bounded at the east by Eucalyptus Road, at the north by Holland Road, at the south by Craig Avenue and at the west by Southshore Drive. The proposed trapezoidal earthen drainage channel area is relatively flat, tilled agricultural land with a total relief of approximately 9 feet, sloping gently to the southwest.

The off-site sewer will be installed in the Holland Road, Briggs Road, and Tres Lagos Road rights of way (ROW). All three of these roadways have generally flat topographies, similar to the adjacent properties. Only Briggs Road is paved. With the exception of homes located southwesterly of the intersection of Leon and Holland Roads, and the Wilderness Lakes RV Resort, located southwesterly of the intersection of Briggs Road and Tres Lagos Road, properties adjacent to the off-site sewer are either vacant or have agricultural uses.

