



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

Agency Notice of Availability of a Draft Environmental Impact Report

DATE: February 6, 2020

TO: Distribution List of Responsible Agencies and Interested Parties

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).

PROJECT LOCATION: The proposed Project is located in Riverside County, California, east of the City of Menifee, and includes the Residential Project and the Off-site Project components. See attached Assessor's Parcel Numbers Map.

PROJECT DESCRIPTION: 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

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

Briggs Road and Tres Lagos Road, properties adjacent to the off-site sewer are either vacant or have agricultural uses.

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: Sun Holland, LLC
Address: 27127 Calle Arroyo, #1910
San Juan Capistrano, CA 92675

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department has prepared a Draft Environmental Impact Report (DEIR) for the above-described project. The purpose of this notice is to solicit feedback from your agency on the contents of the DEIR. Information in that regard should be submitted to this office as soon as possible, but **not later than forty-five (45) days** after receiving this notice.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The Notice of Preparation determined that several issue areas may have significant effects on the environment, and therefore, are discussed in the Draft EIR. Based on data and analysis provided in this DEIR, it is concluded the proposed Project could result in significant adverse environmental impacts to the following environmental issues: Air Quality, Noise, and Transportation. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the DEIR. Note that the cumulative significant impacts identified in the DEIR are based on findings that the Project's contributions to such impacts are considered to be cumulatively considerable which is the threshold identified in Section 15130 of the State California Environmental Quality Act (CEQA) Guidelines.

PUBLIC HEARINGS:

Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

Please send all written correspondence to:

rbrady@rivco.org or to

Riverside County Planning Department
Attn: Russell Brady
P.O. Box 1409 Riverside, CA 92502-1409

An e-copy of the Environmental Impact Report, which includes appendices, is attached. The Draft Environmental Impact Report is also available on-line at: <http://planning.rctlma.org> under On Going Projects. If you have any questions please contact Russell Brady, Project Planner at rbrady@rivco.org or (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Russell Brady, Project Planner

