

Notice of Waste Discharge Requirements (WDRs) Application Reception

File Number: 332025-13

Project Name: Arroyo Vista TTM 38510

Received: 6/26/2025

Date Posted: 6/27/2025

End of 21 Day Public Comment Period: 7/17/2025

Project Location: 33.89055° N, -117.35194° W

Project City: Unincorporated, within Woodcrest community

Project County: Riverside

Applicant Organization: TTLC Riverside Chicago, LLC

Applicant Name: Michael Torres

Waterboard Staff: TBA

Brief Description of Project:

Project Description: Development of 231 single-family dwelling units on a 140.8-acre property located at the northwest corner of Iris Avenue and Chicago Avenue in the Lake Matthews/Woodcrest community of unincorporated Riverside County.

Project Activities: Tentative Tract Map No. 38510 (TTM No. 38510) would subdivide the approximately 140.8-acre Project site to accommodate a total of 231 residential lots on 87.57 acres, a sewer lift station on 0.25-acre, three water quality basins on 5.39 acres, four open space lots on 23.82 acres, a trail head and associated parking on 0.62-acre, and roadway dedications on 23.14 acres. Proposed residential lots would include a mixture of minimum lot sizes ranging from 0.25-acre to 1.0 acre, with individual lots ranging in size from 10,890 s.f. to 46,129 s.f. The average lot size would be 16,517 s.f. (net). Larger lots (minimum one-acre and 0.75-acre lots) are generally proposed along the northern and eastern site boundaries, medium-sized lots (0.3-acre) are proposed along the southern boundary, while 0.25-acre lots are proposed in the interior portions of the Project site. The Project is anticipated to implemented in three phases of development. Phase 1 of the Project would entail development of the central portion of the Project site located south of Goldenstar Creek, Phase 2 of the Project would entail development of the southwest corner of the Project site, and Phase 3 of the Project would entail the development of portions of the Project site located north of Goldenstar Creek. Specifically, Phase I would include the development of 84 residential lots, internal roadways, a sewer lift station, a trailhead/parking area, an open space lot, and two water quality detention basins. Phase 2 would include the development of 35 residential lots

and internal roadways. Phase 3 would include the development of 112 residential lots, two open space lots, a water quality detention basin, and internal roadways.