

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 #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

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

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # _____	<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 type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

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

Notice of Completion Attachment

Schools:

Nuvview Union School District & Perris Union High School District

Present Land Use/ Zoning/General Plan Designation:

Existing land uses onsite include agriculture, the Metropolitan Water District Colorado River aqueduct and basin, a horse ranch, portion of the Lakeview Mountains, and vacant land. Current General Plan land use designations include: Rural, Rural Community, Open Space and Agriculture Foundations.

Current zoning on the project site is A-1-10 (Light Agricultural-10 ac minimum), A-2-10 (Heavy Agricultural-10 ac minimum), A-P (Light Agricultural with Poultry), C-R (Rural Commercial), M-SC (Manufacturing-Service Commercial), R-1 (One-Family Dwelling), R-A (Residential Agricultural), R-A-1 (Residential Agricultural -- 1 ac minimum), R-A-10 (Residential Agricultural, 10 ac minimum), R-A-2^{1/2} (Residential Agricultural – 2^{1/2} ac minimum), R-R (Rural Residential) and N-A-640 (Natural Assets).

Project Description:

Riverside County Planning Department (“Lead Agency” or “County”) is currently preparing a Recirculated EIR (the “REIR”) in connection with the Villages of Lakeview Project, for which an EIR (State Clearinghouse No. 2006071095) was certified by the County’s Board of Supervisors on December 12, 2017, as discussed further below (herein, “Project”). The County is preparing the REIR to update the California Environmental Quality Act (CEQA) Water Supply Analysis as well as a mitigation measure related to Biological Resources contained in the Project’s Final Environmental Impact Report (FEIR).

In November 2016, the Lead Agency circulated a Draft EIR evaluating the Project for public review. Various comments were submitted during the public review period. Responses to comments were prepared and a Final EIR was presented to the Riverside County Board of Supervisors. On December 12, 2017, the Riverside County Board of Supervisors adopted Resolution No. 2017-246, (2017-006) adopting Specific Plan No. 342 Alternative 7 and certifying the Final EIR. Subsequently, two legal actions were filed, challenging the EIR, *Albert Thomas Paulek, et al. v. County of Riverside, et al.* and *Center for Biological Diversity, et al. v. County of Riverside et al.* which were partially consolidated and heard by the Riverside Superior Court. The Superior Court rejected both challenges and upheld the EIR; plaintiffs appealed. On March 23, 2023, the Fourth District Court of Appeal issued an opinion upholding the EIR on all but two issues: the analysis of the impacts of supplying water to the Project and the sufficiency of the Project’s Mitigation Measure BIO-11.

Therefore, this REIR will be prepared only for the purposes of (1) analyzing the impacts of providing water to the Project via an updated water supply analysis (WSA) and (2) revising Mitigation Measure BIO-11 to provide additional details and clarity. There are no other changes to the project or environmental circumstances that require additional environmental review under the CEQA Public Resources Code Section

21000, et seq., State CEQA Guidelines (California Code of Regulations [CCR] Title 14 § 15000, et seq.), or the County's rules and regulations.

This section summarizes the project that the County Board of Supervisors previously approved on December 12, 2017. There are no substantive changes to the approved Project, and this REIR analyzes only the two limited issues identified by the Court, as discussed above.

Specific Plan No. 342 Alternative 7 proposes a maximum of 8,725 dwelling units and 1,380,000 square feet of commercial uses to be constructed within eight (8) Specific Plan Villages within a total of 2,883 acres. The residentially designated areas within the Specific Plan include a range of residential products from Medium Density Residential to High Density Residential with a density range of 2 to 14 dwelling units per acre as well as Mixed Use designations that allow 8 to 40 dwelling units per acre. The Mixed-Use areas could accommodate either residential or commercial development or a combination of residential and commercial. The Specific Plan would also include areas designated as Commercial Office, Agriculture, Public Facility, Conservation Habitat, Recreation, and Water. The Conservation Habitat designated areas would be split between a total of 1,106 acres of areas designated for conservation to be left as natural open space and a total of 80 acres is designated for Recreation. Of the Public Facility areas, 114 acres is designated for 3 future school sites. Specific Plan Alternative 7 is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue.

General Plan Amendment No. 720 includes the following components: a General Plan Technical Amendment, a General Plan Entitlement/Policy Amendment, a General Plan Foundation Component Amendment – Extraordinary and an Agriculture Foundation Component General Plan Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement / Policy Amendment proposes to change the underlying land use designations in the Lakeview / Nuevo Area Plan from Rural: Rural Mountainous, Rural: Rural Residential, Rural Community: Very Low Density Residential, agriculture, Open Space, Conservation, Community Development: Very Low Residential, Community Development: Low Density Residential, Community Development: Commercial retail, Community Development: Light Industrial, and Community Development: Highest Density Residential to those reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development.

General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading of numerous existing

and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan. The changes include, but are not limited to the following: elimination of 9th street / Yucca Avenue as a through street from the project boundary easterly, rerouting 10th Street / Wolfskill Avenue as a Secondary roadway east of Hansen Avenue, elimination of Bridge Street, 3rd Street, 5th Street and 6th Street within the Specific Plan boundaries as access to Ramona Expressway will be shifted to Town Center and Park Center Boulevards, modifications to standard County roadway cross sections for roads within the Specific Plan, modifications to the current trail alignments within the Specific Plan, including a 10-12 foot Multi-Purpose Community Trail allowing for horses along the north side of the project and connecting to the Combination trail along the San Jacinto River and to Ramona Expressway and implementation of a Community Trail (restricted use) above the portion of the California Aqueduct that extends east to west through the Specific Plan Area. In addition, the proposed Project will amend the General Plan Circulation Element Policy C 2.1 to clarify the County's authority to approve this Project given the County's "Level of Service" targets for traffic circulation.

Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture – 10-acre minimum (A-1-10), Heavy Agriculture – 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.