

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2006071095

Project Title: The Villages of Lakeview Specific Plan No. 342

Lead Agency: County of Riverside

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Project Location: Lakeview/ Nuevo Riverside
City *County*

Project Description (Proposed actions, location, and/or consequences).

Specific Plan No. 342 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 north of Brown Avenue. It proposes a maximum of 8,725 dwelling units and 1,380,000 square feet of commercial uses within a total of 2,883 acres. The residential designations include Medium Density Residential to High Density Residential with a density range of 2 to 14 dwelling units per acre. Mixed Use designations allow 8 to 40 dwelling units per acre or commercial development or a combination of residential and commercial. The Specific Plan also includes Commercial Office, Agriculture, Public Facility, Conservation Habitat, Recreation, and Water. The Conservation Habitat includes 1,106 acres of areas of conserved natural open space and a 80 acres of Recreation. Public Facility includes 114 acres for 3 future school sites. See attached for more detail.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Topics evaluated in the Partially Recirculated Draft EIR include:

- Biological Resources
- Hydrology and Water Quality

No new significant impacts have been identified within the Partially Recirculated Draft EIR analysis.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

See attachment.

Provide a list of the responsible or trustee agencies for the project.

- Riverside County
- Regional Water Quality Control Board, Santa Ana
- Riverside County Flood Control and Water Conservation District
- Metropolitan Water District
- U.S. Army Corps of Engineers
- California Department of Fish and Game
- Eastern Municipal Water District
- Riverside County Department of Environmental Health
- Riverside County Transportation Department
- Riverside County Transportation Commission
- Caltrans District #8
- Department of Toxic Substances Control

Summary Form for Electronic Document Submittal Attachment

Project Description:

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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.

Areas of Controversy:

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 has been 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 REIR is being prepared in accordance with CEQA to supplement the analysis of potential environmental impacts associated with the implementation of the Project, per the Court's order. The document was prepared in conformance with all CEQA and County requirements.