



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: March 22, 2018

STATE CLEARINGHOUSE NO.: 2016051062

DRAFT ENVIRONMENTAL IMPACT REPORT NO.: 550

PROJECT NO. AND NAME: Rio Vista, Change of Zone No. 7869, Tentative Tract Map (No.36665), Tentative Parcel Map (No. 36664) EIR No. 550.

FROM: Riverside County Planning Department
Contact Person: Deborah Bradford, Project Planner
Phone: (951) 955-6646

TRANSMITTAL DATE: March 23, 2018

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. Monday, May 7, 2018

Project Location: The proposed project is located in the unincorporated community of Nuevo, Riverside County, California. The Project site is located south of Nuevo Road, north of San Jacinto Avenue, east of Dunlap Drive, and west of Pico Avenue. The Project site is bounded by the San Jacinto River on the south and east. The Project is located in portions of Section 26 and 27, Township 4 South, Range 3 West, San Bernardino Baseline.

Project Description: The Riverside County Planning Department is currently reviewing a project that requires an Environmental Impact Report in the Lakeview/Nuevo Area. The Rio Vista Project site is approximately 244.78 acres and will consist of residential, recreational and Western Riverside County Multi-Species Habitat Conservation Plan conservation area uses. The Project proposes to subdivide 171.68 acres into 599 lots. The proposed Project includes 584 single family dwelling units on approximately 92.38 acres. In addition, the Project will include 10 open space and park lots on approximately 25.80 acres, 3 water quality and retention basin lots on approximately 8.17 acres, and 2 Eastern Municipal Water District lift station lots on approximately 1.53 acres. The remaining approximately 43.80 acres will be dedicated right-of-way for roadways and a regional trail easement and 71.2 acres will be conserved.

The analysis in the Draft Environmental Impact Report identifies the following significant and unavoidable environmental impacts associated with the Project: long-term cumulative regional air quality impacts in the region due to implementation of the Proposed Project and impacts related to conversion of farmland. The analysis also identifies that following potentially significant impacts that can be mitigated below a level of significance: biological resources, cultural resources, and noise.

The Rio Vista Project area does not contain any sites listed as a hazardous waste facility, hazardous waste property, or hazardous waste disposal site, as enumerated under California Government Code 65962.5.

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Copies of Project documents, environmental impact report and technical appendices are available at the County's website (<http://planning.rctlma.org/Home/PlanningNotices/RioVistaEIR550.aspx>) or upon request.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document.

The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Deborah Bradford, 4080 Lemon Street, 12th Floor, P.O. Box 1409, Riverside, CA 92502-1409 or via email to DBradfor@RIVCO.ORG or (951) 955-6646.