FINAL
ENVIRONMENTAL IMPACT REPORT
FOR THE
COUNTY OF RIVERSIDE

VISTA NUEVO PROJECT
(CZ 07544, PM 36031 and TR 36030)
(State Clearinghouse No. 2014061016, County EIR No. 500)

Prepared by:

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, California 92502-1409

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405

March 2020
# Table of Contents

**Section 1: Introduction**

---

**Section 2: Responses to Comments**

2.1 List of Comment Letters

2.2 Responses to Comments
SECTION 1: INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) State CEQA Guidelines Section 15088, the County of Riverside Lead Agency has evaluated the comments received on County Environmental Impact Report (EIR) No. 500, “Change of Zone (CZ No. 07544) and Tentative Tract Map No. 36030, SCH No. 201461016 (Vista Nuevo Project).” Pursuant to State CEQA Guidelines Section 15132, this Final EIR includes a list of persons, organizations, and agencies that provided comments on the Draft EIR; responses to comments received regarding the content of the Draft EIR; and the Mitigation Monitoring and Reporting Program (MMRP) for use by the County of Riverside during its review. This document is organized into three sections:

- **Section 1 – Introduction.** Provides an introduction to the Final EIR.

- **Section 2 – Responses to Comments.** Provides a list of agencies, organizations, and individuals that commented on the Draft EIR. Copies of all of the letters received regarding the Draft EIR and responses thereto are included in this section.

No Errata have been prepared for the Vista Nuevo Project Final EIR.

The Final EIR constitutes the second part of the whole EIR compiled for the Vista Nuevo Project and is intended to be a companion to the Draft EIR. The Draft EIR, which was circulated for public review from December 10, 2018, through January 23, 2019, constitutes the first part of the EIR process and it is incorporated by reference but packaged separately from the Final EIR. The Final EIR includes the following contents:

- Draft EIR (provided under separate cover)
- Draft EIR Appendices (provided separate cover)
- Comments submitted on the Draft EIR and responses to these comments (Section 2 of this document)
- MMRP (provided under separate cover)

As demonstrated in this Final EIR, neither the two comments submitted on the Draft EIR nor the responses to these comments, constitute new significant information warranting recirculation of the Draft EIR as set forth in State CEQA Guidelines Section 15088.5. Rather, the Draft EIR is comprehensive and has been prepared in accordance with CEQA.
SECTION 2:  RESPONSES TO COMMENTS

2.1 – List of Comment Letters

1. Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit
2. Ms. Katherine Guy Verstraete
3. South Coast Air Quality Management District

2.2 – Responses to Comments

2.2.1 – Introduction

In accordance with State CEQA Guidelines Section 15088, the County of Riverside, as the CEQA Lead Agency, evaluated the comments received on the Draft EIR for the Vista Nuevo Project (SCH No. 2014061016) and has prepared the following responses to comments received. This Response to Comments document becomes part of the Final Environmental Impact Report for the Vista Nuevo Project in accordance with State CEQA Guidelines Section 15132.

2.2.2 – Comment Letters and Responses

The comment letters reproduced in the following pages follow the same organization as used in the List of Authors.
MEMORANDUM

March 18, 2019

From: Tom Dodson

To: Mr. David Alvarez, Project Planner

Subj: Completion of the Final Environmental Impact Report for Change of Zone (CZ No. 07544) and Tentative Tract Map No. 36030, SCH No. 2014061016, County EIR No. 500 (Vista Nuevo Project)

The County of Riverside (County) distributed the Draft Environmental Impact Report (DEIR) for the Vista Nuevo Project (SCH#2014061016) for public review with the review starting on December 10, 2018 and ending on January 23, 2019. The County received 3 comment letters on this project and these letters are attached along with responses to each of the comments raised. The contents of a Final EIR are defined in Section 15132 of the State California Environmental Quality Act (CEQA) Guidelines and include the following requirements: the Draft EIR; comments and recommendations received on the Draft; a list of parties commenting of the Draft EIR; responses to comments by the CEQA Lead Agency (County); a mitigation monitoring and reporting program; a set of facts, findings and statement of overriding considerations (SOOC, where required); and any other information added by the Lead Agency as part of its decision-making process for a project. Because this DEIR identified unavoidable significant adverse impacts that could not be mitigated, a SOOC/Resolution will be required as part of the decision-making package before the Final EIR can be certified. This memorandum and the attached responses to comments contained herein constitute a portion of the Final EIR for the County on this proposed project.

The following agencies and parties submitted written comments, which are addressed in the attached responses to comments attachment.

1. Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit (2)
2. Katherine Guy Verstraete
3. South Coast Air Quality Management District

This memorandum, combined with the Draft EIR, the above list of commenters, the attached comment letters and responses, the Mitigation Monitoring and Reporting Program, Resolution/Statement of Overriding Consideration (SOOC), and other staff materials in the final administrative record constitute the Final EIR for the County of Riverside. The Riverside County Planning Commission will hold a meeting on ????, 2019 at ??? p.m. or thereafter to consider a recommendation to approve the project and to certify the Final EIR. The meeting will be held at the County Administrative Center located at 4080 Lemon Street, Riverside, California, in the County Board Chambers. A Board meeting may be scheduled after the Planning Commission meeting for final approvals.
After review and response to all of the comments, the Final EIR identifies the same potential significant adverse impacts as were forecast in the Draft EIR. After taking into consideration the comments submitted by the above parties, the data and analysis continue to indicate that significant impacts to the environment, Aesthetics, Land Use/Planning, Population and Housing, and Traffic/Transportation may result from implementing the proposed project. The data in the Final EIR support a finding that all other potential adverse environmental impacts are either less than significant without mitigation, or are less than significant with implementation of the identified mitigation measures. This finding is consistent with that identified in the Draft EIR. No recirculation of the Draft EIR will be necessary. The Final EIR package is now ready for consideration and certification by the Riverside County Board of Supervisors.

Do not hesitate to contact me a call if you have any questions regarding the enclosed material.

Tom Dodson
TD/cmc
Attachments
January 24, 2019

David Alvarez
Riverside County
PO Box 1409
Riverside, CA 92502-1409

Subject: Vista Nuevo Project (CZ 07544, PM 36031 and TTM 36030) Draft EIR No. 500
SCH#: 2014061016

Dear David Alvarez:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on January 23, 2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse
This is an acknowledgment letter verifying that the State Clearinghouse submitted the Draft EIR to selected state agencies for review, and that no state agency submitted comments through the Clearinghouse by the close of the review period, which occurred on January 23, 2019. The State assigned this project the following tracking number, SCH #2014061016. The Clearinghouse letter is for information only and does not require additional formal response.
**Document Details Report**  
State Clearinghouse Data Base

**SCH#** 2014081016  
**Project Title** Vista Nuevo Project (CZ 07544, PM 36031 and TTM 36030) Draft EIR No. 500  
**Lead Agency** Riverside County

| **Type** | EIR  
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Draft EIR</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Description**  
The proposed project is change of zone no. 07544 and tentative tract map no. 36030. The project would change the zoning on the subject property from residential agriculture, residential agriculture 1-acre min, and residential agricultural 10-acre min to one family dwelling 7,200 sf minimum and R-1-20,000 SF and Open area combining zoned residential development space (R-5).

**Lead Agency Contact**

| **Name** | David Alvarez  
|----------|----------------|
| **Agency** | Riverside County  
| **Phone** | 951 955 5719  
| **Email** |  
| **Address** | PO Box 1409  
| **City** | Riverside  
| **State** | CA  
| **Zip** | 92502-1409  

**Project Location**

| **County** | Riverside  
| **City** |  
| **Region** |  
| **Lat / Long** | 33° 47' 7.7" N / 117° 7' 8.1" W  
| **Cross Streets** | south of Nuevo Road and easterly of Sky Drive  
| **Parcel No.** | 429-020-021, -028, 429-160-002  
| **Township** | 4S  
| **Range** | 2W  
| **Section** | 30  
| **Base** | SBB&M  

**Proximity to:**

- **Highways**
- **Airports**
- **Railways**
- **Waterways**
- **Schools**

| **Land Use** | Z: Residential ag, residualag 1-acre min.  

**Project Issues**  
Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Fiscal Impacts; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual

**Reviewing Agencies**

- Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 8; Cal Fire;  
- Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources;  
- Caltrans, District 8; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8; Office of Emergency Services, California; Native American Heritage Commission; State Water Resources Control Board, Division of Drinking Water; State Water Resources Control Board, Division of Drinking Water, District 20; State Water Resources Control Board, Division of Financial Assistance

**Date Received** 12/10/2018  
**Start of Review** 12/10/2018  
**End of Review** 01/23/2019

Note: Blanks in data fields result from insufficient information provided by lead agency.
COMMENT LETTER #2

December 18, 2018

To: Riverside County Planning Dept. Attn: David Alvarez
   4080 Lemon St 12th Floor
   P O Box 1409 Riverside, CA 92502-1409

From: Katherine Guy Verstraete
       29086 San Jacinto Ave
       Nuevo, Ca 92567-9103

Re: State Clearinghouse # 2014061016 Draft Environmental Impact report #500
    Vista Nuevo Project (Change Zone 07544, Parcel Map 360312 & Tentative
    Tract Map 36030) Draft EIR No 500

I Katherine Guy-Verstraete, hereby state by this letter my opposition to this and
any new housing tract like above mentioned proposal in the Nuevo / Lakeview
areas “half acre and over zoning”, that is under the half acre+ current zoning.
Keep Nuevo Lakeview areas rural as this is there small town charm.

Katherine Guy-Verstraete
Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project. This comment does not address any environmental issue, but it does state the commenters’s opinion in opposition to the development of the proposed project in the Nuevo/Lakeview area.
South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final EIR.

SCAQMD Staff’s Summary of Project Description

The Lead Agency proposes to construct 314 residential units on 242 acres (Proposed Project). The Proposed Project is located on the southeast corner of Nuevo Road and Sky Drive in the community of Nuevo, Riverside County. Construction of the Proposed Project may require the need to conduct blasting activities in order to remove bedrock that outcrops at certain locations on the Proposed Project site.

SCAQMD Staff’s Summary of Air Quality Analysis

In the Air Quality Analysis section, the Lead Agency quantified the Proposed Project’s construction and operational emissions and compared those emissions to SCAQMD’s recommended regional and localized air quality CEQA significance thresholds. Based on the analyses, the Lead Agency found that the Proposed Project’s regional and localized construction and operational air quality impacts would be less than significant. Blasting activities would be expected to occur during construction of the Proposed Project; however, it did not appear to SCAQMD staff that emissions from blasting activities were included in the Air Quality Analysis. To further reduce emissions from construction and operation activities that were analyzed as a part of the Proposed Project, the Lead Agency committed to the implementation of 23 mitigation measures. SCAQMD staff has comments regarding the Air Quality Analysis and the existing mitigation measures. Please see the attachment for more information.

Conclusion

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), SCAQMD staff requests that the Lead Agency provide SCAQMD staff with written responses to all comments contained herein prior to the certification of the Final EIR. In addition, issues raised in the comments should be addressed in detail giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and to the public who are interested in the Proposed Project. Further, when the Lead Agency makes the finding that the recommended changes to existing mitigation measures are not feasible, the Lead Agency should describe the specific reasons for rejecting them in the Final EIR (CEQA Guidelines Section 15091).

1 DEIR. 4.4 Air Quality. Page 4-43.
2 DEIR. 1.7 Table 1.5-1. Summary of Impacts and avoidance, Minimization and Mitigation Measures Discussed in this Draft EIR. Pages 1-15 -
The short summary of the project description is accurate.

Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project. The additional comments in the letter attachment are addressed in the following comments. The comment regarding the emissions from blasting is correct. A blasting emission analysis has been added to the air quality technical report and also is provided at the end of these comments. The data in Attachment 1 to these comments indicates that the emissions on the few days when blasting may be necessary will be far below the District’s thresholds of significance. Further, the blasting protocol described in the Draft EIR, use of blankets and wetting down areas prior to blasting will minimize overall emissions associated with this construction activity.

Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project. We believe good faith reasoned responses have been provided below.
SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Lijin Sun
Lijin Sun, J.D.
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

Attachment
LS:AM
RVC181219-01
Control Number
Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project.
ATTACHMENT

Emissions from the Blasting Activities

1. Based on a review of the main body of the Draft EIR, SCAQMD staff found that the initial phases of construction may require blasting of bedrock outcropping. In the subchapter Hazards and Hazardous Materials, the Lead Agency explained that impacts associated with potential blasting activities were analyzed in the Air Quality subchapter of the Draft EIR. However, upon review of the Air Quality subchapter, it did not appear to SCAQMD staff that the impacts were analyzed. The Lead Agency merely stated that blasting would be “a random event that is not included in daily emissions” without any emission calculations. Upon further review of the Technical Appendices, SCAQMD staff was unable to locate any analysis or discussion about the air quality impacts from the blasting activities. As such, SCAQMD staff is concerned that the air quality emissions from the blasting activities, such as particulate matter emissions (PM10 and PM2.5) from the use of explosives and NOx emissions from on-road haul trucks that may be used to remove lose bedrock after blasting activities, may have been omitted. Although blasting activities may occur at random and be short term in nature, CEQA requires that the Lead Agency use its best efforts to disclose all reasonably foreseeable and potentially significant environmental impacts in an EIR. The standard for adequacy of an EIR is not perfection but an adequate, complete, and a good-faith effort at full disclosure. Therefore, SCAQMD staff recommends that the Lead Agency revise the Air Quality Analysis to quantify the emissions from the removal of bedrock outcropping using blasting and include the emissions in the Proposed Project’s construction emissions to be compared to SCAQMD’s air quality CEQA significance thresholds to determine the level of significance in the Final EIR. In the event that, upon revision of the Air Quality Analysis, the Lead Agency finds that the Proposed Project will have significant air quality impacts, mitigation measures will be required to reduce these impacts to less than significant pursuant to CEQA Guidelines Section 15126.4. Please see SCAQMD staff’s recommended revisions and new mitigation measures, provided below.

Recommended Revisions to Construction-related Mitigation Measures

2. CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize or eliminate any significant adverse air quality impacts. While the Proposed Project’s NOx emissions during construction (i.e., approximately 92 lbs/day) were found to be less than significant, to further reduce the NOx emissions resulting from the use of off-road diesel-powered construction equipment and to further strengthen the Lead Agency’s proposed Mitigation Measure (MM), SCAQMD staff recommends that the Lead Agency incorporate the following revisions to MM 4.4-3 in the Final EIR.

Construction-related Mitigation Measure (MM) 4.4-3

During grading activity, all construction equipment greater than 450 horsepower shall be California Air Resources Board (CARB) Tier 4 Certified. Additionally, during grading activity, total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day. To ensure NOx construction emissions do not exceed 100 pounds per day (lb/day) overlapping construction activities shall not be allowed to occur or the number of hours of construction activity per day shall be reduced to not exceed this threshold. These values (no overlap and/or reduced operation hours) shall be defined in a daily construction plan submitted to and approved by the County prior to imitating round

---

4 Draft EIR 4.4.4 Air Quality. Page 4-43.
5 CEQA Guidelines Section 15126.
6 CEQA Guidelines Section 15151.
disturbing activities. To ensure that Tier 4 construction equipment or better will be used during the Proposed Project construction, SCAQMD staff recommends that the Lead Agency include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit’s certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that construction equipment cannot meet the Tier 4 engine certification, the Construction Contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using Tier 4 emissions standards for construction equipment greater 150 horsepower and/or other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously.

Recommended New Mitigation Measures:

3. In addition to the recommended changes to the existing MM 4.4-3, and in the event that revisions to the Air Quality Analysis would result in new, significant adverse air quality impacts from construction, SCAQMD staff recommends that the Lead Agency incorporate the following new mitigation measures to reduce these impacts to less than significant in the Final EIR.

Mobile Sources

- Require zero-emissions or near-zero emission on-road haul trucks, such as heavy-duty trucks with natural gas engines that meet the California Air Resources Board (CARB)’s adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, require that construction vendors, contractors, and/or haul truck operators commit to using 2010 model year or newer trucks (e.g., material delivery trucks and soil and aggregate import/export) that meet CARB’s 2010 engine emission standards of 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks.
3-5 Refer to response to comment 3-2 and Attachment 1 to these responses to comments for the additional information requested regarding blasting emissions. As noted these emissions are minimal and the existing blasting protocol will reduce total emissions from this activity at the project site. Only limited areas may require blasting as most of the site that will be developed is “rippable” using standard construction equipment. When blasting is conducted other construction activities are stopped for safety purposes. The blasting activities are not considered significant even when combined with other daily emissions.

3-6 Revised mitigation measure 4.4-3 is acceptable to the applicant and County (including maximum daily horsepower hours), with one qualification. The Tier 4 equipment over 50 horsepower must be commercially available in southern California to prospective general contractors. Otherwise alternative equipment can be used, but the maximum horsepower hours will still be implemented to control NOx emissions.

3-7 The recommended additional mitigation measure is acceptable to the applicant and County, with the same qualification. On-road haul trucks with zero-emissions or near-zero emissions will be used, but only if commercially available in southern California for hauling during site construction activities.
Blasting Air Pollution Emissions

Construction activity blasting may lead to air emissions from several pathways. Explosive detonation creates chemical reactions that produce a variety of air pollutants (primarily gaseous). Ejected materials are primarily fugitive dust, especially larger diameter particulate matter. There are literally hundreds of types of explosives, and an infinite number of soil types that may be expelled during a blasting event. The emissions per event are further determined by the explosive charge weight which is driven by safety concerns and construction objectives. Given the large number of input variables, blasting activity air quality impact assessments are necessarily speculative. In recognition of this difficulty, EPA assigns a generic emission factor in the development of a national emissions inventory for construction and production blasting activities.

Ammonium nitrate/fuel oil (ANFO) mixtures are commonly used as explosives because they are inexpensive and relatively safe. The explosion of 200 pounds per day of ANFO is stated by EPA to produce the following gaseous pollutants:

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CO</td>
<td>6.7 pounds</td>
<td></td>
</tr>
<tr>
<td>NOx</td>
<td>1.7 pounds</td>
<td></td>
</tr>
<tr>
<td>SO2</td>
<td>0.2 pounds</td>
<td></td>
</tr>
</tbody>
</table>

Compared to the previously cited construction activity significance thresholds, the daily emissions burden from the chemical reactions of explosives is much less than significant. Any measurable air quality impacts would likely derive from fugitive dust associated with ejected material.

Fugitive dust would derive from drilling blast holes, from the blast itself, loading of haul trucks, and transporting blasted rock off-site for disposal. The location/destination of the removed rock has not yet been selected. For drilling and blasting, EPA recommends the following emission factors for PM-10 (EPA AP-42, Table 11.9-1):

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Drilling</td>
<td>0.65 lb/hole</td>
</tr>
<tr>
<td>Blasting</td>
<td>0.02 lb/blast</td>
</tr>
<tr>
<td>Truck Loading</td>
<td>0.19 lb/ton</td>
</tr>
</tbody>
</table>

*(assuming PM-10 equals 50% of TSP)*

Even for a peak activity day (more than one blast per day), PM-10 emissions would not exceed the recommended SCAQMD construction activity significance threshold.
January 24, 2019

Riverside County Planning Department
Attention: David Alvarez – Project Planner
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501-1409

Project No. and Name: Vista Nuevo Project Draft EIR No.: 500
Tentative Tract Map 36030

Mr. Alvarez;

Nuevo Water Company (Nuevo) has no comment on the above referenced report.

leras e the previously outlined conditions included in the Water Availability Letter issued on August 27, 2015 and based upon further review of the potential water system to serve the proposed project, Nuevo will require the developer to donate sufficient property adjacent to Nuevo’s existing 1.5 MG reservoir to construct a booster station, standby generator and a building to house the subject facilities to mitigate potential noise from the booster station and ancillary facilities. The dimensions of the land required to house the booster station, generator and building will have to be determined at a later date. All of these proposed water capital improvements are to be paid for by the developer.

Should you have any questions please contact me at 951-928-1922.

Sincerely,

Cinthia Robbins
Manager
Nuevo Water Company
Your comment is noted and will be retained in the project file that is made available to the County decision-makers prior to a decision on the proposed project. The applicant is aware that additional support will be needed to install a booster station, standby generator, and an enclosure to support onsite water facilities. These facilities will be addressed during future negotiations with the Water Company.