



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

## Agency Notice of Preparation of a Recirculated Draft Environmental Impact Report

DATE: February 15, 2024

TO: Responsible/Trustee Agencies

PROJECT CASE NO./TITLE: The Villages of Lakeview Specific Plan. GENERAL PLAN AMENDMENT NOS. 720 and 721, SPECIFIC PLAN NO. 342 ALTERNATIVE 7, CHANGE OF ZONE NO. 7055, AND DEVELOPMENT AGREEMENT No. 73.

### PROJECT LOCATION AND DESCRIPTION:

BACKGROUND: 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.

PROPOSED PROJECT DESCRIPTION: 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 9<sup>th</sup> street / Yucca Avenue as a through street from the project boundary easterly, rerouting 10<sup>th</sup> Street / Wolfskill Avenue as a Secondary roadway east of Hansen Avenue, elimination of Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street and 6<sup>th</sup> 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.

Development Agreement No. 73 proposes an agreement between the County and the applicant that has a 30-year term and grants the applicant vested rights to develop in accordance with the terms of the agreement.

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
Attn: Russell Brady, Project Planner

**PROJECT SPONSOR:**

Applicant: Nuevo Development Co., LLC  
Address: 1156 Mountain Ave.  
Upland, CA 91786

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to

this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. As noted above, all environmental impacts of the Project were analyzed in the prior EIR and the REIR will be limited to those impacts directed for further analysis by the Court. As such, detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Biological Resources
- Hydrology / Water Quality

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Russell Brady, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409

Or via email to [rbrady@rivco.org](mailto:rbrady@rivco.org).

If you have any questions please contact Russell Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



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Russell Brady, Project Planner for John Hildebrand, Planning Director Exhibits

Exhibit Attached:

1. Location Map
2. Proposed Villages of Lakeview Specific Plan Land Use Plan



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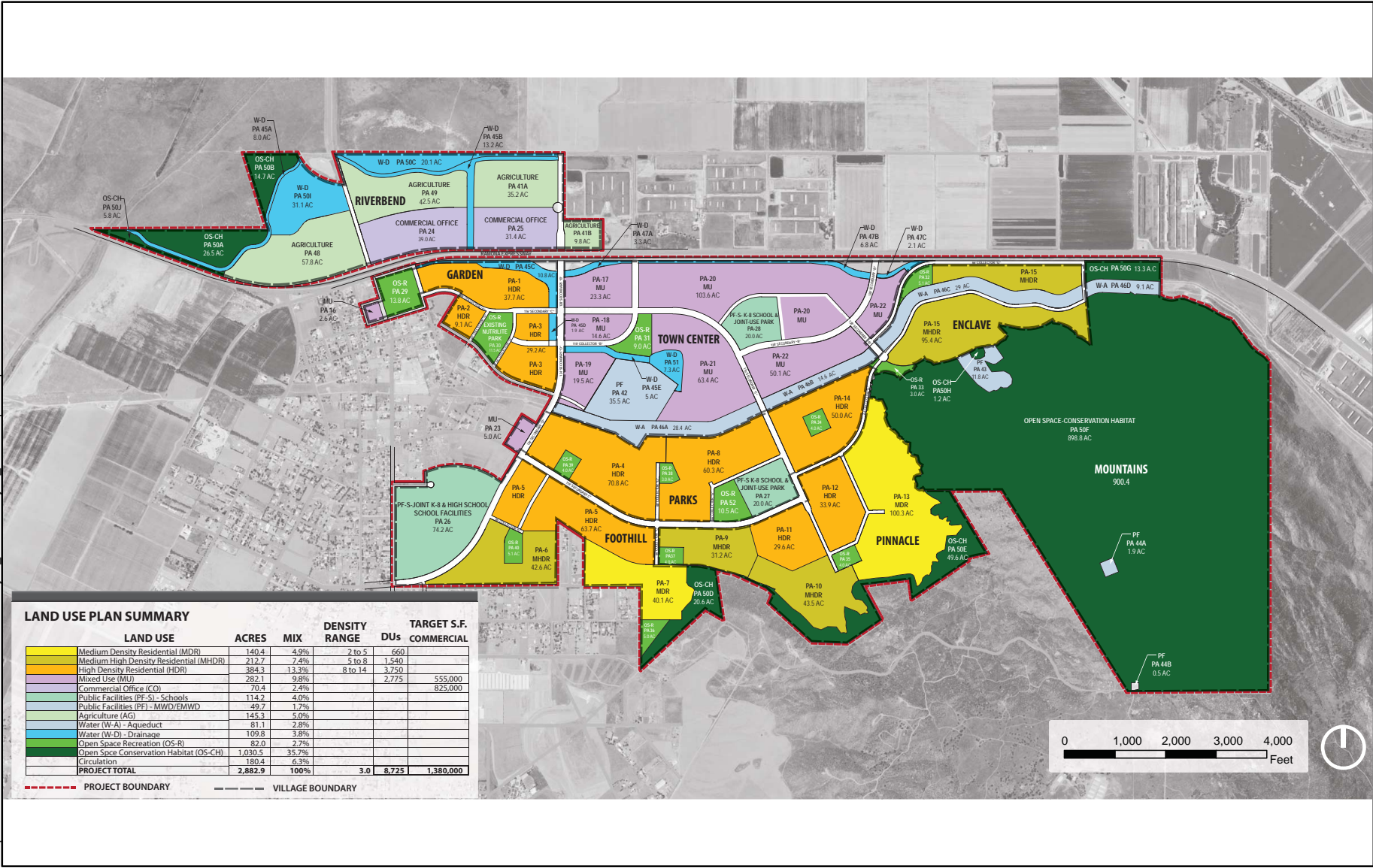
Source: Nearmap, 2024; Riverside Co, GIS, 2020.

**Exhibit 1: Location Map**  
The Villages of Lakeview



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Source: Conceptual Land Use Diagram, 2017.

# Exhibit 2: Proposed Villages of Lakeview Specific Plan Land Use Plan

The Villages of Lakeview

