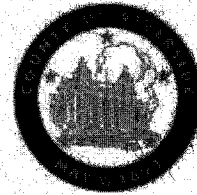


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
19.1
(ID # 8254)**

FROM : TLMA-PLANNING:

**MEETING DATE:
Tuesday, December 4, 2018**

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, TENTATIVE TRACT MAP NO. 36665, ENVIRONMENTAL IMPACT REPORT NO. 550 – Notice to Certify an Environmental Impact Report - Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre); Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), and Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R), Mixed Use (MU) and Highest Density Residential (R-7) - REQUEST: Change of Zone No. 7869 proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, three (3) water quality detention basins, and 2 sewer lift stations - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270-011, 012, 013, and 014. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:
Continued on page 2

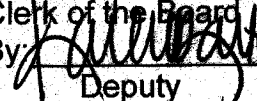
ACTION:


Charles Leach, Assistant TLMA Director 11/21/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Tavaglione, Washington, Perez and Ashley
Nays: Jeffries
Absent: None
Date: December 4, 2018
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

TENTATIVELY CERTIFY Environmental Impact Report No. 550 based on the findings and conclusions incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7869 that changes the zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36665, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 36664, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

This Project includes the following components: Tentative Parcel Map No. 36664, Tentative Tract Map No. 36665, and Change of Zone No. 7869 (herein identified as the "Project").

Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. Parcel 7, which consists of APN's 310-270-011-014 and 310-230-027 is comprised of approximately 32 acres. Parcel 7 has a land use designation of Mixed Use Area (MUA) and a zoning classification of Mixed Use and Highest Density Residential (R-7). Although Parcel 7 is included in Parcel Map No. 36664, Parcel 7 is not a part of Tentative Tract Map No. 36665 nor Change of Zone No. 7869. No grading or building permits will be issued as a part of this Map (see Attachment E).

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.68 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, three (3) water quality detention basins, and two (2) sewage lift stations (see Attachment F).

The Tentative Tract Map will result in the ultimate development of the Project site resulting in the construction of a mix of residential dwelling units comprised of single family detached lots distributed across six of the Project's eight (8) Planning Areas. Typically, Planning Areas are associated with Specific Plans; however, the EIR refers to these as Planning Areas to be able to describe what occurs in each area during each phase of development. Planning Area 1 will contain 112 lots with a minimum lot size of 5,000 square feet. Planning Area 2 will contain 76 lots with a minimum lot size of 7,000 square feet. Planning Area 3 will contain 53 lots with a minimum lot size of 6,000 square feet and a 3.5-acre neighborhood park. Planning Area 4 will contain 137 lots with a minimum lot size of 5,000 square feet and a 2.8-acre neighborhood park. Planning Area 5 will contain 96 lots with a minimum lot size of 6,000 square feet. Planning Area 6 will contain 110 lots with a minimum lot size of 7,000 square feet. Planning Areas 7 and 8 are comprised of approximately 71.2 acres and will be dedicated to the County of Riverside Regional Conservation Authority (RCA) as a MSHCP Conservation Area. The proposed parks in Planning Areas 3 and 4 will contain passive and active elements such as shade structures, picnic shelters, tot lots, sport courts and walkways. Approximately 19.5 acres of open space within Planning Areas 1, 3, 4, 5, and 6 will remain in their existing state.

Change of Zone No. 7869 proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4) (see Attachment G).

The Project site is located north of San Jacinto Avenue, south of Nuevo Road, east of Dunlap Drive, and west of Pico Avenue.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft EIR was circulated for public review on March 23, 2012. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Agricultural Resources - Impact 4.3.A - Conversion of Farmland to non-agricultural use:

The proposed Project will not result in the conversion of Farmland to non-agricultural use. However, the proposed Project will result in the conversion of land that contains value as an agricultural land resource to a non-agricultural use. Impacts will be significant and unavoidable.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Air Quality - Impact 4.3.A - Exceedance of South Coast Air Quality Management District Daily Thresholds with Mitigation:

The Project's potential to violate air quality standards is described in the Draft EIR, pages 4.3-1 through 4.3-18. Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds as shown on Draft EIR Table 4.3-8, operational emissions (primarily from mobile/vehicle emissions) for NO_x are not able to be mitigated to a level below emission thresholds. The proposed Project's overall density is 3.4 dwelling units per acre which is in compliance with the General Plan's density of 2-5 dwelling units per acre in the medium density land use designation and given that the generated emissions are from mobile sources from residents' vehicle usage, the emissions are outside of the jurisdiction and control of the Project Applicant and the County. Therefore, impacts remain significant and unavoidable. Because NO_x is a precursor of ozone, the Project will contribute to continued regional health impacts related to excessive ozone exposure. Therefore, air quality impacts related to ozone would be significant and unavoidable.

Air Quality - Impact 4.3.B – Considerable contribution to Cumulative Air Quality Impacts in the South Coast Air Basin:

Cumulative short-term, construction related emissions from the proposed Project will not contribute considerably to any potential cumulative air quality impacts because short-term emissions will be less than significant with mitigation incorporated. However, the proposed Project will result in significant and unavoidable impacts related to NO_x emissions and thus will contribute considerably to criteria pollutant emissions that the region is in non-attainment. Impacts will be significant and unavoidable.

Eight comment letters were received during the 45-day public review period. The comments were reviewed and detailed responses to each comment was prepared and included in the Final EIR, which was posted on the County's website and mailed to commenters on September 18, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed Project will potentially have a significant effect on the environment related to Agricultural Resources and Air Quality. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval for this Project.

The Planning Commission considered the Project during a regularly scheduled public hearing on October 3, 2018. No one spoke in opposition to the Project. The Planning Commission directed staff to draft conditions of approval to address the time frame of when the two proposed parks will be completed. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the Project to the Board of Supervisors with the incorporation of conditions of approval to address the time frame of the parks completion.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

New Conditions

1. 080 - Planning. 17 PRIOR TO THE ISSUANCE OF THE 181st residential building permit within Phase 1 as identified on the TENTATIVE TRACT MAP (Planning Areas 1, 2, and 3), the park designated in Planning Area 3 (Lot 590 on the TENTATIVE TRACT MAP) shall be constructed, accepted by the County and fully operable.

2. 080 - Planning. 18 PRIOR TO THE ISSUANCE OF THE 171st residential building permit within Phase 2 as identified on the TENTATIVE TRACT MAP (Planning Areas 4, 5, and 6), the park designated in Planning Area 4 (Lot 595 on the TENTATIVE TRACT MAP) shall be constructed, accepted by the County and fully operable.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Memos
- C. Planning Commission Staff Report
- D. Final EIR No. 550
- E. Tentative Parcel Map No. 36664 - Exhibits
- F. Tentative Tract Map No. 36665 - Exhibits
- G. Change of Zone - Exhibit


Scott Bruckner

11/26/2018

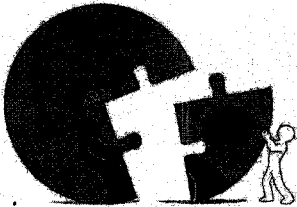

Gregory V. Priamos, Director County Counsel

11/26/2018



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 3, 2018**

- I. AGENDA ITEM 4.2
CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, and TENTATIVE TRACT MAP NO. 36665 – Intent to Certify an Environmental Impact Report – EIR550 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation Habitat (OS-CH) – Open Space: Water (OS-W) – Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – Highest Density Residential (R-7).**
- II. PROJECT DESCRIPTION:**
The **Change of Zone No. 7869** proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). **Tentative Parcel Map No. 36664** is a Schedule "I" subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. **Tentative Tract Map No. 36665** is a Schedule "A" subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 sq. ft., 6,000 sq. ft., and 7,000 sq. ft., 10 open space/park lots, three (3) water quality detention basins, and two (2) sewage lift stations.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- Spoke in favor:
Eric Flodine, Applicant's Representative, Nuevo Road Properties, LLC
- No one spoke in a neutral position or opposition.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Kroencke, 2nd by Commissioner Taylor-Berger
A vote of 5-0
- The Planning Commission Recommend the Following Actions to the Board of Supervisors:
- TENTATIVELY CERTIFY** Environmental Impact Report No. 550; and
- TENTATIVELY APPROVE** Change of Zone No. 7869; and
- APPROVE** Tentative Track Map No. 36665; and
- APPROVE** Tentative Parcel Map No. 36664, subject to the conditions of approval as modified at hearing.



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Charissa Leach
Assistant TLMA Director

Memorandum

Date: October 3, 2018

To: Planning Commissioners

From: Deborah Bradford

RE: Agenda Item 4.2 – PM36664 and TR36665

Since the completion of the staff report package, the applicant has requested some modifications to the conditions of approval to make for the record. These are listed below with deletions and edits shown as applicable. These modifications included are recommended to be considered by the Planning Commission with staff's recommendation for approval of the project.

PM36664

050 – Fire. 1 – Deleted

TR36665

050 – Planning. 15 – Revised

Original Wording:

An offer of dedication to the County of Riverside for a ten foot (10') wide community trail and twenty foot (20') wide regional trail, and combo trail as delineated on Figure 4 - Project Open Space in the Rio Vista Conceptual Design Manual and shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

Revised Wording:

Prior to, or in conjunction with the recordation of the project map, an offer of dedication to the Riverside County Regional Parks and Open Space District a twenty foot (20') wide regional trail as delineated on the TTM36665 site plan. The trail shall be noted on both the Final Map and the environmental Constraints Sheet.

050 – Planning. 19 – Revised

Original Wording:

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten foot (10') wide community trail located along Proposed Street A through PA 1 and 4, and a 20 foot (20') wide regional trail along the southern portion of the Project site adjacent to the MSHCP conservation areas and the water quality basins. A combo bike trail is located through the center of the project. All trails are depicted on Figure 4 - Project Open Space in the Rio Vista Conceptual Design Manual. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the

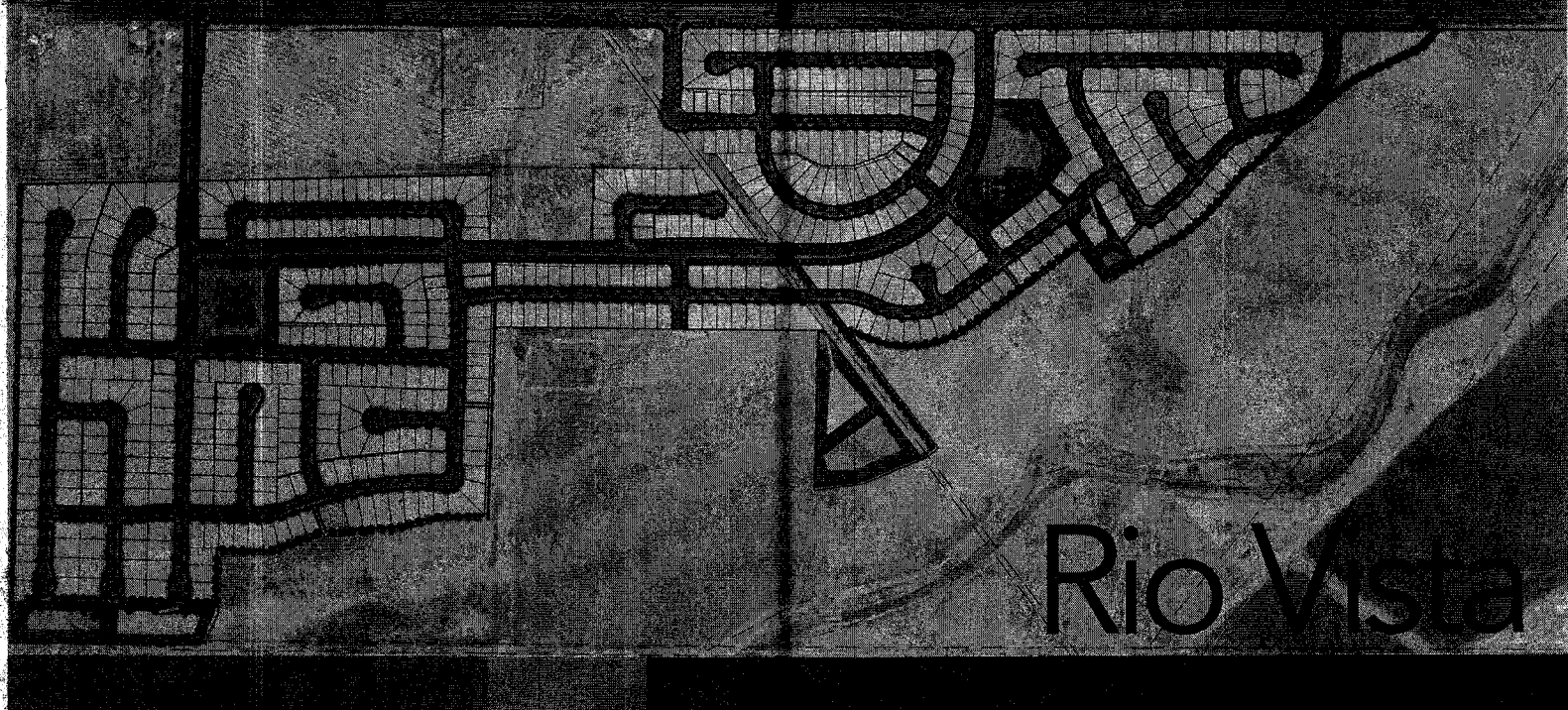
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

maintenance of the trail easements until such time as the maintenance is taken over by the appropriate maintenance district.

Revised Wording:

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten foot (10') wide community trail located along Proposed Street A through PA 1 and 4, and a 20 foot (20') wide regional trail along the southern portion of the Project site adjacent to the MSHCP conservation areas and the water quality basins. ~~A combo bike trail is located through the center of the project.~~ All trails are depicted on Figure 4 - Project Open Space in the Rio Vista Conceptual Design Manual. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the trail easements until such time as the maintenance is taken over by the appropriate maintenance district.



COUNTY OF RIVERSIDE

Rio Vista

Final Environmental Impact Report

LEAD AGENCY:

County of Riverside, Planning Department
4080 Lemon Street | Riverside, CA 92502

PROJECT APPLICANT:

Nuevo Road Properties, LLC
4370 La Jolla Village Drive, #960 | San Diego, CA 92122

PREPARED BY:



1500 Iowa Avenue, Suite 110 | Riverside, CA 92507
951-787-9222 | www.migcom.com

RIO VISTA

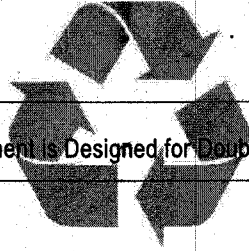
COUNTY OF RIVERSIDE

FINAL ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NO. 2016051062

SEPTEMBER 2018

VOLUME 3



- This Document is Designed for Double-Sided Printing -

Please note: the reader is to assume that any pages left blank are as such with specific intent by the document preparers.

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INTRODUCTION 1.0

The Rio Vista project is a planned residential development located in the unincorporated County of Riverside east of the City of Perris. The development proposes residential land uses on existing vacant land. An Initial Study was conducted on the Project site and it was determined that a Draft Environmental Impact Report (Draft EIR) would be required. The Draft EIR was circulated for a 45-day period and comments were received. A Final Environmental Impact Report (Final EIR) has been prepared to address comments received during the Draft EIR public circulation period.

This Final EIR has been prepared to comply with Sections 15089 and 15132 of the State California Environmental Quality Act (CEQA) Guidelines (Guidelines). As noted in Section 15089 (b) of the Guidelines, the focus of a Final EIR should be on responses to comments on the Draft EIR. Certification of this Final EIR by the County of Riverside Board of Supervisors must occur prior to approval of Rio Vista Project.

Availability of EIR Materials

All materials related to preparation of the Draft EIR were available for public review at the following locations and on the County of Riverside's website (<http://onlineservices.rctlma.org/>):

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

Perris Library
163 E San Jacinto Ave
Perris, CA 92570

Riverside City Library
3581 Mission Inn Avenue
Riverside, California 92501

Summary of Project Description

Refer to Chapter 3.0 Project Description of the Draft EIR for a complete project description.

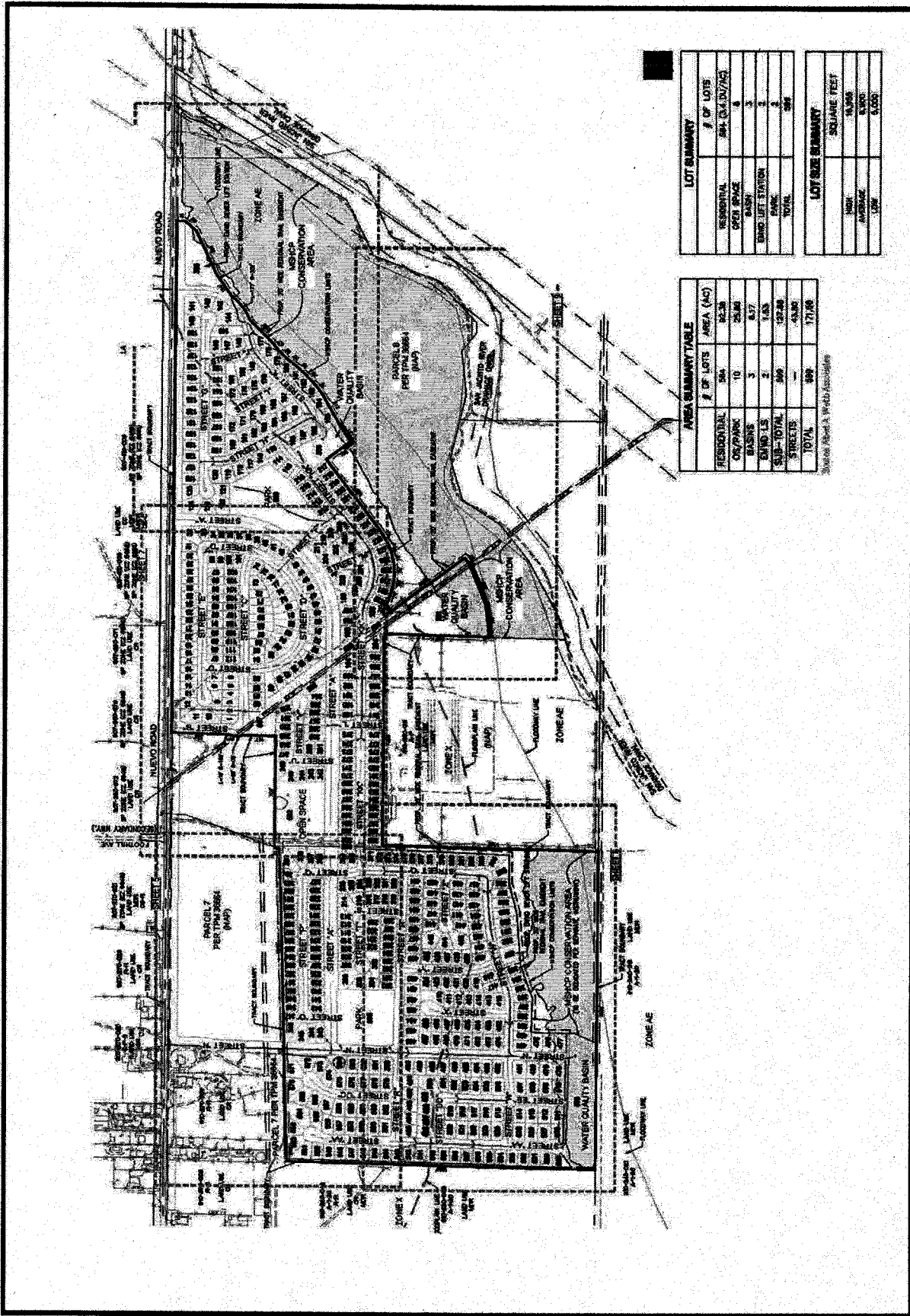
The Rio Vista Project includes proposed residential development. The Project proposes to subdivide 171.68 acres into 599 lots. It will include 584 single family dwelling units on approximately 92.38 acres. In addition, the residential component will include 9 open space and park lots on approximately 25.80 acres, 3 water quality and retention basin lots on approximately 8 acres, and 2 Eastern Municipal Water District lift station lots on approximately 1.5 acres. The remaining approximately 44 acres will be dedicated right-of-way for roadways and a regional trail easement.

The proposed residential dwelling units will consist of a mix of 5,000 square foot (SF), 6,000 SF, and 7,000 SF single family detached lots distributed across six of the Project's eight Planning Areas (see Exhibit 1, Project Site). Planning Area 1 will contain 112 lots with a minimum lot size of 5,000 SF. Planning Area 2 will contain 76 lots with a minimum lot size of 7,000 SF. Planning Area 3 will contain 53 lots with a minimum lot size of 6,000 SF. Planning Area 4 will contain 137 lots with a minimum lot size of 5,000 SF. Planning Area 5 will contain 96 lots with a minimum lot size of 6,000 SF. Planning Area 6 will contain 110 lots with a minimum lot size of 7,000 SF. Planning Area 7 (approximately 11.9 acres) and Planning Area 8 (approximately 59.3 acres) will be dedicated to the County of Riverside as a MSHCP Conservation Area.

The overall density of the proposed Project is 3.4 dwelling units per acre, which complies with the existing Riverside County General Plan designation of Medium Density Residential (2-5 dwelling units per acre). The proposed residential units will consist of four architectural styles including California Ranch, American Farmhouse, Craftsman and Spanish Eclectic.

The discretionary actions associated with the proposed Project include the following:

- **Change of Zone (No. 7869)** – proposes to change the Project site's existing zoning from Rural Residential (R-R) to Planned Residential (R-4) for consistency with the existing General Plan land use designations.
- **Tentative Tract Map (No. 36665)** – proposes to subdivide 171.7 acres into 599 lots.
- **Tentative Parcel Map (No 36664)** – proposes to reconfigure parcels associated with proposed Project phasing. The Tentative Parcel Map includes a total land area of 266 acres, 32 acres of which is not proposed for development at this time and is not a part of the proposed Project and will be subject to all applicable environmental regulations including CEQA reviews if future development is proposed.



LOT SUMMARY

	# OF LOTS	AREA (SQ. FT./AC)
RESIDENTIAL	564	82,338
OFFICE/PARK	10	25,246
BASINS	3	8,377
WATER QUALITY CONSERVATION AREA	2	1,653
TOTAL	579	117,614

AREA SUMMARY TABLE

	# OF LOTS	AREA (AC)
RESIDENTIAL	564	82,338
OFFICE/PARK	10	25,246
BASINS	3	8,377
WATER QUALITY CONSERVATION AREA	2	1,653
TOTAL	579	117,614

LOT SIZE SUMMARY

	SQUARE FEET
MINIMUM	1,000
AVERAGE	2,000
MAXIMUM	5,000

LOT SIZE SUMMARY

	SQUARE FEET
MINIMUM	1,000
AVERAGE	2,000
MAXIMUM	5,000

Source: Nielsen Webb Associates

Exhibit 1 Project Site
Rio Vista
 County of Riverside, California

RESPONSE TO COMMENTS 2.0

Written responses to comments are provided addressing each specific comment received and correspond to the comment letter received in chronological order. The Draft EIR was circulated for a 45-day public review and the comment period began on March 23, 2018 and ended May 7, 2018. A total of nine comment letters were received as shown in Table 2-1.

Table 2-1
Draft EIR Comments

ID	Commenting Agencies and Individuals	Date
A	California Department of Transportation	April 12, 2018
B	California Department of Toxic Substances Control	April 18, 2018
C	City of Moreno Valley	May 3, 2018
D	Pechanga Cultural Resources	May 4, 2018
E	California Water Boards	May 7, 2018
F	San Bernardino Valley Audubon Society	May 7, 2018
G	Habitat Defense Council	May 7, 2018
H	California Department of Water Resources	May 7, 2018
I	California Office of Planning and Research	May 8, 2018

The comment letters received on the Draft EIR nor the written responses to such comments contained herein represent significant new information that would warrant recirculation of the Draft EIR as specified in Section 15088.5 (Recirculation of an EIR Prior to Certification). According to Section 15088.5 recirculation of a EIR prior to certification is required if the following occur:

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.

(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (*Mountain Lion Coalition v. Fish and Game Com.* (1989) 214 Cal.App.3d 1043)

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

(c) If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.

(d) Recirculation of an EIR requires notice pursuant to Section 15087, and consultation pursuant to Section 15086.

(e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

(f) The lead agency shall evaluate and respond to comments as provided in Section 15088. Recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. The following are two ways in which the lead agency may identify the set of comments to which it will respond. This dual approach avoids confusion over whether the lead agency must respond to comments which are duplicates or which are no longer pertinent due to revisions to the EIR. In no case shall the lead agency fail to respond to pertinent comments on significant environmental issues.

(1) When an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to those comments received during the earlier circulation period. The lead agency shall advise reviewers, either in the text of the revised EIR or by an attachment to the revised EIR, that although part of the administrative record, the previous comments do not require a written response in the final EIR, and that new comments must be submitted for the revised EIR. The lead agency need only respond to those comments submitted in response to the recirculated revised EIR.

(2) When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

(3) As part of providing notice of recirculation as required by Public Resources Code Section 21092.1, the lead agency shall send a notice of recirculation to every agency, person, or organization that commented on the prior EIR. The notice shall indicate, at a minimum, whether new comments may be submitted only on the recirculated portions of the EIR or on the entire EIR in order to be considered by the agency.

(g) When recirculating a revised EIR, either in whole or in part, the lead agency shall, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated draft EIR.

Comment A – State of California Department of Transportation (Roberts)

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN, Jr., Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 8
PLANNING (MS 722)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300
www.dot.ca.gov/dist8



*Serious thought
Help save water!*

Response A-1

April 12, 2018

Riverside County
Damaris Abraham
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Rio Vista Environmental Impact Report (RIV 215 PM 25.60)

Mr. Abraham,

The California Department of Transportation (Caltrans) has completed its initial review of the above mentioned project, located east of I-215, and 1.5 miles south of Perris Reservoir at the intersection of Dunlap Drive and Nuevo Road. Project includes 584 single-family homes on 92 acres, and 30 acres of commercial development.

This project does not appear to have substantial impacts to the State Highway System. However, the California Department of Transportation reserves the right to comment on any future revisions to this project.

However, as the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of Riverside County, due to the project's potential impact to State facilities, it is also subject to the policies and regulations that govern the SHS.

Caltrans encourages the provision of multimodal transportation options for road users in order to mitigate congestion and reduce vehicle miles traveled, which in turn reduces greenhouse gas emissions and our State's effect on climate change. This is reflected in our mission, to "provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". Caltrans therefore seeks to reduce vehicle trips associated with proposed new local development and recommends appropriate mitigation measures that address the transportation impacts of such development. These measures may include the planning and provision of access for the circulation of bicycles, pedestrians, and transit users.

Please refer to our previous letter date June 13, 2016 for our comments. I have added a copy of that letter for your viewing.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Mr. Abraham
April 12, 2018
Page 2

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Talvin Dennis (909) 806-3957 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS
Office Chief

Intergovernmental Review, Community and Regional Planning

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

BIRMINGHAM, ALABAMA

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 722)
 464 WEST 4th STREET, 6th Floor
 SAN BERNARDINO, CA 92401-1400
 PHONE (909) 383-4557
 FAX (909) 383-5936
 TTY (909) 383-6300
 www.dot.ca.gov/district8



*Serious drought
 Help save water!*

Response A-2

June 13, 2016

Riverside County
 Damaris Abraham
 4080 Lemon Street, 12th Floor
 P.O. Box 1409
 Riverside, CA 92502-1409

Rio Vista Environmental Impact Report (RIV 215 PM 25.60)

Mr. Abraham,

The California Department of Transportation (Caltrans) has completed its initial review of the above mentioned project, located east of I-215, and 1.5 miles south of Perris Reservoir at the intersection of Dunlap Drive and Nuevo Road. Project includes 584 single-family homes on 92 acres, and 30 acres of commercial development.

This project does not appear to have substantial impacts to the State Highway System. However, the California Department of Transportation reserves the right to comment on any future revisions to this project.

However, as the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of Riverside County, due to the project's potential impact to State facilities, it is also subject to the policies and regulations that govern the SHS.

Caltrans encourages the provision of multimodal transportation options for road users in order to mitigate congestion and reduce vehicle miles traveled, which in turn reduces greenhouse gas emissions and our State's effect on climate change. This is reflected in our mission, to "provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". Caltrans therefore seeks to reduce vehicle trips associated with proposed new local development and recommends appropriate mitigation measures that address the transportation impacts of such development. These measures may include the planning and provision of access for the circulation of bicycles, pedestrians, and transit users.

Under Deputy Directive 64-R2: Complete Streets- Integrating the Transportation System (10/17/2014), Caltrans employees have been advised to:

*"Provide a safe, sustainable, integrated and efficient transportation system
 to enhance California's economy and livability"*

Mr. Abraham
June 13, 2016
Page 2

- Collaborate with local and regional partners to plan, develop, and maintain effective bicycle, pedestrian, and transit networks.
- Encourage local agencies to include bicycle, pedestrian, and transit elements in regional and local planning documents, including general plans, transportation plans, and circulation elements.
- Promote land uses that encourage bicycle, pedestrian, and transit travel.
- Promote awareness of bicycle, pedestrian, and transit needs to develop an integrated, multimodal transportation system.
- Maximize bicycle, pedestrian, and transit safety and mobility through each project's life cycle.

Additionally, under Assembly Bill 1358- the California Compete Streets Act of 2008, and detailed in the California Governor's Office of Planning and Research's "Update to General Plan Guidelines: Complete Streets and the Circulation Element" (December 2010), language was added to Government Code Section 65302(b)(2)(A), which reads:

(A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

Based on this, we offer the following comments for your consideration:

- Given the context of this project's development, we suggest more adequate bicycle facilities be provided within the planned Rio Vista residential neighborhood.
- We suggest the striping of Class II bike lanes or Class IV protected bike lanes on Nuevo Road through the project area.

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Talvin Dennis (909) 806-3957 or myself at (909) 383-4557.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Mr. Abraham
June 13, 2016
Page 3

Sincerely,

Original signed by Mark Roberts

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

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to enhance California's economy and livability"*

Table 2-2 Response to Comments

ID	Comment - State of California Department of Transportation
A-1	<p>Thank you for your response. The Rio Vista Draft EIR concluded that impacts to transportation would be less than significant with mitigation incorporated. The proposed Project does include a variety of project features that encourage multi-modal transportation. See Response to Comment A-2, below.</p>
A-2	<p>The County of Riverside acknowledges the request by CALTRANS on June 13, 2016 to consider multimodal transportation options for road users to mitigate congestion and reduce vehicle miles traveled. Two comments were provided by CALTRANS for consideration,</p> <ol style="list-style-type: none"> <li data-bbox="326 538 1386 602">1. "Given the context of this project's development, we suggest more adequate bicycle facilities be provided within the planned Rio Vista residential neighborhood." <p>The County of Riverside Lakeview Nuevo Area Plan identifies a Combination Trail (Regional Trail/Class I Bike Path) that run northeast-southwest through the center of the Project site. In addition, a Community Trail is identified along Nuevo Road along the Project frontage between the Combination Trail and the western Project property line. The proposed Project will provide a 20-foot wide easement along the south side of the proposed development with the potential to connect to future regional trails. Additionally, the Project will also provide internal pedestrian pathways and a community trail that could connect to regional bikeways/bike trails and combination trails. The proposed 20-foot wide regional trail on the Project site will connect to future planned regional and community trails and directly supports implementation of General Plan policies related to alternative transportation. According to the Riverside County General Plan EIR, trips by mass transit currently represent less than two percent of all trips made within Riverside County with transit users consisting of populations that generally do not have access to automobiles. The Project area is currently not served by any transit service and upon review, no plan or program for such service appears to be planned for the near future; however, should RTA and/or SunLine extend their transit services to the Project area, the development of the proposed Project will allow for multi-modal connectivity.</p> <ol style="list-style-type: none"> <li data-bbox="326 1155 1386 1219">2. "We suggest the striping of Class II bike lanes or Class Four protected bike lanes on Nuevo Road through the project area." <p>The Project proposes to maintain a Community Trail along Nuevo Road along the Project frontage between the Combination Trail and the western Project Property line. The proposed Project will provide a 20-foot wide easement along the south side of the proposed development with the potential to connect to future regional trails. Should the County improve the Community Trail to a Class II bike lane the proposed 20-foot wide easement would allow for adequate space for upgrades to the existing Community Trail. However, at this time the proposed Community Trail is not identified as a Class II bike lane and the proposed Project is not conditioned to provide such features by the County of Riverside to mitigate for transportation impacts.</p>

Comment B – State of California Department of Toxic Substances Control (Abraham)

Response B-1



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
8796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

April 18, 2018

Ms. Deborah Bradford
Project Planner
County of Riverside
Planning Department
4080 Lemon Street
Riverside, California 92502
DBradford@rivco.org

ENVIRONMENTAL IMPACT REPORT (EIR) FOR RIO VISTA PROJECT, LOCATED AT DUNLAP DRIVE & NUEVE ROAD, LAKEVIEW/MIEVO, RIVERSIDE COUNTY (SCH# 2016051062)

Dear Ms. Bradford:

The Department of Toxic Substances Control (DTSC) has reviewed the subject EIR. The following project description is stated in the EIR: "The proposed Project site is approximately 244.78 acres and will consist of residential, recreational and Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) conservation area uses. The residential component of the Project proposes to subdivide 171.68 acres into 599 lots including 584 single family dwelling units. The residential component will also include nine open space and park lots on approximately 25.80 acres, three water quality and retention basin lots on eight acres, and two Eastern Municipal Water District lift station lots on 1.5 acres. The proposed Project includes the dedication of Planning Area 8 on approximately 59.3 acres located south of Planning Area 2 and 3 to the County of Riverside as MSHCP Conservation Area to serve as a buffer between the proposed Project and the San Jacinto River. In addition, Planning Area 7 (approximately 11.9 acres), located south of Planning Area 5, will be dedicated to the County of Riverside as an MSHCP Conservation Area to serve as a buffer area. These MSHCP conservation areas will remain undeveloped."

Based on the review of the submitted document, DTSC has the following comments:

1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions.

♻️ Printed on Recycled Paper

Response B-2

Ms. Deborah Bradford
April 18, 2018
Page 2

Response B-3

2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

Response B-4

3. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).

Response B-5

4. If planned activities include building modifications/demolitions, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be investigated and mitigated/disposed of in accordance with all applicable and relevant laws and regulations. In addition, evaluate whether polychlorinated biphenyls (PCBs) containing materials is present in onsite buildings and address as necessary to protect human health and the environment.

Response B-6

5. The EIR states, "These include: certain crops (e.g., rice, barley, oats, wheat – particularly durum – corn, sunflower, clover, berries, cherries, grapes, and apples); farming activities (e.g., tilling and harvesting); confined livestock operations (i.e., feedlots, dairy operations, hog or chicken production facilities, or egg-laying operations); and various farming practices (e.g., livestock feed, water, and manure)." If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.

Response B-7

6. DTSC recommends evaluation, proper investigation and mitigation, if necessary, of onsite areas with current or historic PCB-containing transformers.

Response B-8

7. The EIR states, "The March ARB/IPA facility is bordered by the City of Riverside to the northwest; the City of Moreno Valley to the northeast; the City of Perris to the south; and the County of Riverside to the west. The land uses in the vicinity of March ARB/IPA are generally compatible with base operations. Development continues to occur in the airport vicinity, however, and a potential for increased conflicts is apparent." The proposed project is located within or in close proximity to the Formerly Used Defense Site (FUDS) based, in part, on the United States Department of Defense ordnance maps. This FUDS site may contain abandoned munitions and explosives (collectively, ordnance) or other hazardous substances, which are considered hazardous materials as defined in section 25260 of the California Health and Safety Code. DTSC recommends assessment and/or investigation be conducted in the project area to assess potential impacts from the nearby FUDS.

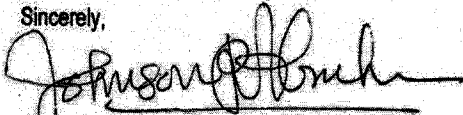
Ms. Deborah Bradford
April 18, 2018
Page 3

8. If the project development involves soil export/import, proper evaluation is required. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. In addition, if imported soil was used as backfill onsite and/or backfill soil will be imported, DTSC recommends proper evaluation/sampling as necessary to ensure the backfill material is free of contamination.

9. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted and the appropriate government agency to provide regulatory oversight.

If you have any questions regarding this letter, please contact me at (714) 494-5380 or email at Johnson.Abraham@dtsc.ca.gov.

Sincerely,



Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program – Cypress

kl/sh/ja

cc: See next page

Response B-9

Response B-10

Response B-11

Ms. Deborah Bradford
April 18, 2018
Page 4

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Mr. Shahir Haddad, Chief (via e-mail)
Schools Evaluation and Brownfields Cleanup
Brownfields and Environmental Restoration Program - Cypress
Shahir.Haddad@dtsc.ca.gov

CEQA# 2016051062

Table 2-3 Response to Comments

ID	Comment
B-1	Thank you for your response. The Rio Vista Draft EIR for the proposed Project included an acreage of 244.78 acres. As a clarification the total acreage of the Project site includes 266 acres, as previously identified in the Rio Vista Draft EIR, 244.78 acres includes the development portion of the Project Site. The Final EIR Errata section includes a correction on the total Project acreage.
B-2	A Phase I Environmental Site Assessment (ESA) was completed for the proposed Project as part of the environmental analysis and submitted with the Initial Study and is included in the Rio Vista Draft EIR Volume Two on page 1228 of 2504 as an appendix to the Water Quality Management Plan. The Phase I ESA completed by IWS evaluated the potential for release of hazardous wastes/substances on the Project site. The Phase I ESA completed by Hillman Consulting LLC, identified one "Recognized Environmental Condition" (REC) due to historic applications of pesticides/herbicides. A potential environmental concern noted from the Phase I ESA was the historic applications of pesticides/herbicides and a Phase II is recommended prior to site grading. Based on the findings of the Phase I ESA, no further investigation is recommended at this time to address identified or suspected RECs, except for the following: prior to site grading, testing of shallow soils in agricultural usage is recommended to further assess whether elevated levels of pesticides compounds exist at the Property and a Phase II prior to site grading to test the soil will be required as a condition of approval. The Phase I ESA found no evidence of any historical recognized environmental conditions or controlled recognized environmental conditions. Based on the findings of the Phase I ESA, no further investigation is recommended at this time to address identified or suspected RECs. It is recommended that prior to site grading, testing of shallow soils in the area of agricultural usage occurs to further assess whether elevated levels of pesticide compounds exist at the Property. Therefore, the testing of shallow soils will be a condition of approval and will be monitored by the County of Riverside. The applicant is subject to provide evidence of meeting this condition of approval prior to issuance of a grading permit. The most prominent vegetation present within the Project site consists of seasonal grasses, mustard, thistle (tumbleweed), Datura sp., and remnants of cultivated wheat or barley. Disking and plowing activities have removed nearly all native vegetation. In addition, the Initial Study found that the Project is not located on a hazardous materials site and is not in active farming.
B-3	The Phase I ESA identified one REC due to historic applications of pesticides/herbicides as a result of previous land use as farmland and agricultural fields on the subject property. As such, a Phase II prior to site grading is recommended to test the soil and will be required through the Project conditions of approval. In the event that the Phase II shows that soils require remediation the County will further condition a Phase III study.
B-4	The proposed Project plans do not include discharging wastewater to a storm drain. The proposed Project would be subject to General Plan policies 3.4-3.7 located in Hydrology and Water Quality Section 4.9 of the Draft EIR: These policies address requirements to comply with NPDES and other regulations addressing pollution discharges and runoff to protect stormwater quality and, ultimately surface and groundwater fed by stormwater runoff.
B-5	A Phase I ESA was conducted on the Project site and determined that prior to site grading, testing of shallow soils in the area of agricultural usage is recommended to further assess whether elevated levels of pesticide compounds exist at the Property. A Phase II ESA will be conditioned as part of the conditions of approval for the Project. All the structures onsite have already been demolished and there are no structures existing, therefore there is no potential for lead-based paints or products or asbestos containing materials (ACMs).
B-6	The proposed Project was used for dry farming. Dry farming is producing crops without the means of fertilizing or irrigation. However, the historical agricultural operations included pesticides/herbicide applications and is considered to be a REC in connection with the Property, although it will be addressed through Project conditions of approval (see response B-5).
B-7	Based on the findings of the Phase I conducted by Hillman Consulting, LLC. on the Project site one pole mounted transformer on the northeast corner of the Project site remains. The study determined

Table 2-3 Response to Comments

ID	Comment - State of California Department of Toxic Substances Control
	that no leaking or surface staining was observed around the vicinity of the transformers. This pole will be removed or replaced as part of the proposed Project.
B-8	The proposed Project is located approximately 2.75 miles from the closest FUDS site and would not be considered within any abandoned FUDS site. Further, given the distances from the FUDS site, no new impacts beyond those already evaluated in the EIR are anticipated to occur.
B-9	The proposed Project would be subject to soil export/import evaluation. Soil testing is required as part of the conditions of approval for the proposed Project. Any soil importation will be tested prior to utilization onsite.
B-10	No contaminated groundwater or soils have been identified or were known to occur in the past on the subject property. If during construction or demolition it is determined that contaminated soil and or groundwater exist within the subject property, additional testing will be completed as part of a Phase II ESA and the County of Riverside would oversee remediation and reporting consistent with established County and State requirements as appropriate.
B-11	Thank you for your response. Should further discussion be required the County of Riverside will contact DTSC as specified in the comment letter provided. No further response required.

Comment C – City of Moreno Valley (Gross)

Response C-1



**Community Development Department
Planning Division**
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

May 3, 2018

Riverside County Planning Department
Attention: Deborah Bradford, Project Planner
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Comments on the Draft Environmental Impact Report - Rio Vista Project in Unincorporated Riverside County (Nuevo)

Dear Ms. Bradford:

The City of Moreno Valley appreciates the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for the Rio Vista Project in Unincorporated Riverside County (Nuevo).

The project includes a two-phased development project consisting of residential, recreational, and Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) open space uses. It primarily proposes 584 single-family homes on approximately 90 acres, which will be constructed in phases between 2018 and 2020.

In reviewing our original Notice of Preparation comments dated June 23, 2016 and the Draft Environmental Impact Report document recently provided for review, we have no further comments. We respectfully request that the City of Moreno Valley receive copies of the Final Environmental Impact Report (FEIR) when available. Please include the City on any future mailing lists regarding final Environmental Impact Report (EIR) documents as well as for future notification of meetings/ and public hearings associated with the environmental determination and project.

Thank you again for the opportunity to provide comments on the DEIR. Should you have any questions or concerns, please contact me at (951) 413-3215.

Sincerely,

Mark Gross, AICP
Senior Planner

c: Richard J. Sandzimier, Acting Community Development Director
Albert Armijo, Interim Planning Manager
Claudia Manrique, Associate Planner

Table 2-4 Response to Comments

ID	Comment C – City of Moreno Valley
C-1	Thank you for your comments. Should the County of Riverside have any additional questions related to the comments provided in the City of Moreno Valley letter, the County of Riverside will contact the City of Moreno Valley as specified in the comment letter provided. The City of Moreno Valley will receive copies of the Rio Vista Final EIR when available as well as remain on future mailing lists regarding Final EIR documents as requested. The City of Moreno Valley will be notified of future meetings and or public hearings associated with the environmental determination and Project. No further response required.

Comment D – Pechanga Cultural Resources (Ozdil)



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

Chairperson:
Neal Ibanez
Vice Chairperson:
Bridgett Barcello
Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Ernie Gerber
Richard B. Searce, III
Robert Villalobos
Director:
Gary DuBois
Coordinator:
Paul Macarro
Planning Specialist:
Tuba Ebru Ozdil

Response D-1

May 4, 2018

VIA E-Mail and USPS

Deborah Bradford
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Comments on the Draft Environmental Impact Report for the Rio Vista, Change of Zone No. 7869, Tentative Tract Map (No. 36665), Tentative Parcel Map (No. 36664) EIR No. 550, dated March 2018

Dear Ms. Brandford,

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project. Tribe submits these comments in response to receipt of the March 28th Draft Environmental Impact Report (EIR) for the above named project.

At this time, we are requesting a further consultation meeting with County Counsel and the appropriate County staff to discuss our enclosed comments and requested edits to the language and mitigation measures in the EIR document dated March 2018.

One main objective of CEQA tribal consultation is to identify and address potential adverse impacts of a project to tribal cultural resources (TCRs) (AB 52 Section 1(b)(5) and

Response D-2

Response D-3

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on the EIR for Rio Vista Project
May 4, 2018
Page 2

Response D-3

(b)(7). Lead agencies are responsible to avoid, when feasible, damaging effects to any tribal cultural resource (TCR). (Cal. Pub Res C 21084.3(a)).

The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project will have to tribal cultural resources, including TCPs and TCLs. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

Response D-4

**PECHANGA CULTURAL AFFILIATION TO AND EXPERTISE
CONCERNING THE PROJECT AREA**

Response D-5

The Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of 'Atáaxum place names, *tóota yixélval* (rock art, pictographs, petroglyphs), traditional landscapes, cultural areas and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as the close proximity of the Project to the Tribal reservation lands.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area that comprises the Project boundary. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the nearby vicinity of the proposed Project. In addition, because of the Tribe's cultural affiliation with the territory we possess expertise on the cultural and tribal resources within the Project area and have specific knowledge of cultural resources and places near the proposed Project (Cal Pub. Res C21080.3.1).

Response D-6

**EIR IDENTIFICATION ANALYSIS AND MITIGATION FOR CULTURAL
RESOURCES AND TRIBAL CULTURAL RESOURCES**

The Environmental Evaluation and Impacts 4.5.A-B describes all the resources within the Project site as having been used to process food and plant remains. The Pechanga Tribe agrees these types of activities occurred here, however this area is more than just a place where processing activities occurred. To summarize it as only this is omitting key information, which directly informs the environmental impacts of this Project. We suggest the Cultural Resources Section of the EIR cross reference to the TCR section for the additional information concerning the resources on the Project property.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Comment Letter to the County of Riverside
 Re: Pechanga Tribe Comments on the EIR for Rio Vista Project
 May 4, 2018
 Page 3

Response D-7

As you all are aware the Tribe identifies the Project area as a village within a cultural landscape. This is supported by evidence within the archaeology report, tribal oral history, and previously documented evidence (see Confidential Attachment II), yet it is not noted in the TCR section. The sentence in the TCR Section 4.16 that states, "The various sites and featured identified in the confidential appendix will be preserved in place in a dedicated open space area that will protect the resources so as to not materially impair the physical resources." We request the following edits to this sentence, "The various sites and features with cultural importance to the tribes identified in the confidential appendix, including portions of the landscape and places with cultural relevance, will be preserved in place in a dedicated open space area that will protect the resources so as to not materially impair the physical resources."

The TCR section of the DEIR (page 4.16.1) briefly summarizes the Pechanga Tribe's description of the project area and its significance with reference to a confidential appendix. As recognized in State CEQA law through AB 52, tribes have expertise in their traditions, culture and the significance of their Tribal Cultural Resources. We believe this tenant is not adhered to in this document. The Tribe asks that the last sentence of paragraph 4 in the Environmental Impacts section of 4.16 as written below be stricken from the document:

Response D-8

~~"There are, however, differing expert opinions on the significance of these sites and features, and additional evidence regarding their significance has not been provided to the County of Riverside."~~

If there was an assertion of cultural significance that was in question this would need to be thoroughly examined through a complete explanation of the contravening evidence, not just once sentence that says there are differing opinions. This type of language only serves to fuel adversarial relationships with no real purpose or function for this factual situation. In fact, all culturally notable features are being avoided by agreement of all parties, including the County, so this language is unnecessary and confusing in this environmental document.

Response D-9

The language in the Cultural Resources section of the DEIR, Section 4.5 concerning tribal consultation, the sacred lands file (SLF) and AB 52 should all be moved to the Tribal Cultural Resources section (4.16), or at least copied to that section as well, since that information is directly related to the Tribal Cultural Resources identification and impacts for the Project. The Tribe also asserts that a Cultural or an Ethnographic Setting section, much like the Environmental Setting section in the Cultural Resources section of the DEIR, be included in the Tribal Cultural Resources section of the DEIR, Section 4.16. This would acknowledge the cultural affiliation of the area to the Luiseno people as well as identifying known tribal cultural resources within the vicinity, including the cultural landscape that is in the Project area and adjacent to the Project. Such a section should contain tribal knowledge and information about the cultural affiliation of the Project property that is not solely rooted in archaeological opinion that widely relies on the Shoshonean wedge theory, as our Tribe does not adhere to that hypothesis.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
 Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on the EIR for Rio Vista Project
May 4, 2018
Page 4

The Tribe requests that the County review and respond to this letter and Attachment I, which contains the Tribe's proposed edits to the mitigation measures for Cultural Resources and Tribal Cultural Resources in the EIR dated March 2018. Attachment II is confidential tribal information supporting our mitigation requests that should not be published or publically disseminated. The Tribe asserts our edits to the mitigation measures are legally justified and that they be incorporated into the Final EIR and other applicable documents such as the MMRP.

The Pechanga Tribe looks forward to continuing to work together with the County in protecting the invaluable Pechanga cultural resources found in the project area. Please contact me at 951-770-6313 or sozdil@pechanga-nsn.gov if you have any questions or comments.

Sincerely,



Tuba Ebru Ozdil
Cultural Analyst

enclosures: Attachment I
Attachment II (CONFIDENTIAL - NOT FOR PUBLIC DISTRIBUTION)

cc: Shellie Clack, County Counsel, Riverside County
Heather Thomson, County Archeologist, Riverside County
Gary DuBois, Director, Pechanga Cultural Resources Department
Pechanga Office of the General Counsel
Laura Miranda, Esq., Attorney for the Pechanga Tribe

Pechanga Cultural Resources • Temecula Band of Luiseno Mission Indians
Post Office Box 2183 • Temecula, CA 92592

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Table 2-5 Response to Comments

ID	Comments - Pechanga Cultural Resources
D-1	Thank you for your comments on the Rio Vista Draft EIR. Comments have been evaluated and responded to either as part of the Rio Vista Final EIR record or via direct meeting with the Pechanga Tribal representatives.
D-2	Heather Thomson with the County of Riverside met with the Pechanga representatives on May 29, 2018 to address specific concerns noted in your letter.
D-3	During consultation, Pechanga provided both ethnographic and ethnohistoric information to Planning staff regarding the cultural resources and tribal values ascribed to the Project area. The Pechanga Tribe noted the Project area and areas to the north are situated within a culturally sensitive area that is part of a larger cultural landscape affiliated with the Pechanga Tribe as well as other Luiseno tribes. Ethnographic landscapes are identified and defined by the cultural groups who are associated with them. This cultural landscape has been formally recognized by another County agency, the Riverside County Transportation Commission (RCTC) for the Mid-County Parkway Project. In addition, AB 52 consultation commenced on July 13, 2015.
D-4	The County of Riverside has reviewed the statements provided by the Pechanga representatives. The Lead agency will continue to work with all parties to ensure impacts of a project to tribal cultural resources are avoided, when feasible, and damaging effects to any tribal cultural resource do not occur.
D-5	The County of Riverside understands the unique cultural resource ties to the geographic area and will provide on-going coordination with the Pechanga Tribal representatives to ensure impacts of a project to tribal cultural resources are avoided, when feasible, and damaging effects to any tribal cultural resource do not occur.
D-6	The Rio Vista Draft EIR incorporated a cross-reference to the TCR section.
D-7	The Rio Vista Draft EIR includes the Tribal Resource Information that was provided based on the technical analysis at the time of evaluation therefore, the analysis reflects the tribal information to the County of Riverside at the time of evaluation. The following edits: "The various sites and features with cultural importance to the tribes identified in the confidential appendix, including portions of the landscape and places with cultural relevance will be preserved in place in a dedicated open space area that will protect the resources so as to not materially impair the Physical resources." The edit provided has been included as a correction in the Errata Section of the Rio Vista Final EIR.
D-8	The following sentence has been noted as a deletion and correction on Page 3-4 first paragraph in the Errata Section of the Rio Vista Final EIR: "There are, however, differing expert opinions on the significance of these sites and features, and additional evidence regarding their significance has not been provided to the County of Riverside."
D-9	The County of Riverside determined that the AB 52 language will be included in the Errata Section as a correction and has been moved to the TCR section. The sacred lands and tribal consultation information was gathered by the archaeologist as part of the CEQA evaluation of cultural resources and should remain in the cultural section. In the May 29, 2018 consultation meeting Pechanga was to provide a summary of this Attachment for the County to include in the Errata as a correction to the Tribal Cultural Resource section of the Rio Vista Draft EIR. The tribal knowledge was provided as a confidential appendix and as the tribe stated in the first paragraph on the next comment response, should not be published or publicly disseminated.
D-10	County reviewed the information and conducted follow-up consultation in which the Tribe's requests were discussed and certain agreements concerning these edits were made.
D-11	The County of Riverside reviewed the information and conducted follow-up consultation in which the Tribes requests were discussed and certain agreements concerning these edits were made. It should be noted that inclusion of a confidential map is not appropriate for the Rio Vista Draft or Final EIR and all mitigation measures are written in clear and enforceable language. Responses to specific aspects of the confidential attachment are not publicly made available for the Rio Vista Final EIR. The information noted and provided by the Pechanga Tribe is confidential, therefore the following is a summary of that information to maintain confidentiality. The cultural landscape includes Bernasconi Hills, the San Jacinto



Table 2-5 Response to Comments

ID	Comment D - Pechanga Cultural Resources
	<p>River and associated springs, and the larger Mystic Lake area. It supported a large population of people. The cultural landscape includes Luiseno cultural elements such as place names, habitation areas, subsistence-based resource processing on bedrock milling features, ceremonial activities, including resource processing on and adjacent to bedrock milling features, culturally significant trails, gathering and procurement areas, ceremonial, traditional and sacred places that are noted by features such as rock art. While ethnographic landscapes possess tangible properties, they also contain significant intangible qualities more likely to be documented through oral tradition. For example, these landscapes can include individual components, such as plant resource areas or ceremonial activity areas that are not tied to what are known as traditional archeological-type features, but to the land itself and the sense of place.</p> <p>This landscape contains natural and cultural resources that are tied to its present-day communities, such as the Pechanga, through association of these places and features with the Tribe's cultural practices and value systems. Although they must consist of tangible properties, these ethnographic landscapes may possess significant intangible qualities more likely to emerge in the course of conducting research and interviews and less easily recognized by a visual on the ground inspection. Elders of the Pechanga Tribe have identified that Luiseño coming of age ceremonies are an example of some of the cultural practices that were conducted within this landscape. According to Pechanga's traditional knowledge, ceremonial rock art is almost always associated with a village complex and they identified several rock art panels within two miles of the project area that are associated with girls puberty rites.</p> <p>According to a Pechanga Tribal elder, this area within and to the north of the Project property was a heavily populated region. The water from the Bernasconi Springs and the San Jacinto River was a permanent water source and could support a large population. This coupled with the number of ground stone features and ceremonial rock art, represents a large village or cluster of villages.</p> <p>In agreement with the archaeological Phase II Assessment opinion, Pechanga believes these features to be a living area and a ceremonial area associated with a larger village. This area consists of all the sites and features, which comprise a village area with part of those components being located on the Project property and part of them off Project property, but in a proximity that associates them to together.</p> <p>Although the archaeological assessment for this Project categorizes the sites on the Project property as temporary campsites due to the lack of cultural artifacts recovered from the Phase I and II studies, it is important to note, the study also recognizes the association of the resources to a more permanent residential base in the areas surrounding the project boundary. The Tribe noted that these features are actually part of a larger year-round village complex with specific sectors dedicated to various roles of village life, including food processing, tool manufacturing, ceremonial and religious observances, and living areas; all of which contribute to the larger landscape.</p> <p>Given the sensitivity and cultural importance of these places, sites and features they will be preserved in place in a dedicated open space area so as to not materially impair the integrity of the resources. For those identified sites where it is not feasible to avoid or preserve them in place, it has been agreed by all consulting parties that the features will be relocated to an area on the Project site where they will be protected in perpetuity. This is reflected in the mitigation measures and associated conditions of approval listed below. It is also important to note that a mitigation requirement of the Mid-County Parkway (MCP) Project is to prepare an ethnographic study of the cultural landscape. It is the understanding of the Pechanga Tribe that the physical location of this Project area will be included within that MCP study. With the inclusion of these conditions of approval/mitigation measures and Project</p>

Table 2-5 Response to Comments

ID	Comment 2 - Protecting Cultural Resources
	design and avoidance measures, impacts to Tribal Cultural Resources pursuant to CEQA will be mitigated to less than significant levels.

Comment E – California Water Boards (Woelfel)



Santa Ana Regional Water Quality Control Board

May 7, 2018

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

DBradford@RYCO.ORG

DRAFT ENVIRONMENTAL IMPACT REPORT NO. 550 – RIO VISTA, CHANGE OF ZONE NO. 7989, TENTATIVE TRACT MAP NO. 36885, TENTATIVE PARCEL MAP NO. 36864, SCH 2016051062, RIVERSIDE COUNTY

Dear Ms. Bradford:

Staff of the Regional Water Quality Control Board, Santa Ana Region (Regional Water Board) has reviewed the Riverside County Planning Department (County) Draft Environmental Impact Report (EIR) for the development of the Rio Vista Project site in the Lakeview/Nuevo Area. The County intends for the EIR to provide the necessary CEQA documentation for the Regional Board's future issuance of a Clean Water Act (CWA) Section 401 Water Quality Standards Certification (Certification) for these activities. Based on the Regional Water Board review of the draft EIR, we have the following comments:

- 1) The 4.53-acre vernal pool and 2.48 acres of un-directly impacted seasonal ponds identified in Table 4-4-3, could be indirectly impacted by the changes in the watershed above the vernal pool and seasonal ponds. Project construction may alter the quantity and quality of the source water for these waters. Mitigation measures need to be developed to ensure that the both the quality and quantity of water delivered to these features be not degraded by project construction and occupation.
- 2) The project impacts to Waters of the United States (WOTUS) will require a CWA Section 401 Water Quality Certification. The directly impacted 2.53 acres of seasonal pond habitat, if not determined to be WOTUS, may require the issuance of Waste Discharge Requirements under the Porter Cologne Water Quality Act as these areas may meet the description of waters of the state.

WILLIAM BIRTS, OWNER | HOPE J. SARTIS, DIRECTOR OF OPERATIONS
3257 Main St., Suite 200, Riverside, CA 92501 | www.mtsboards.org/operations
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Response E-1

Response E-3

Response E-3

Ms. Deborah Bradford
Riverside County Planning Department

- 2 -

May 7, 2018

- 3) If the compensatory mitigation proposal of the creation of 2.66 acres of vernal pool habitat on-site is not able to be met, an offsite 1:1 ratio of establishment/re-establishment credit purchase would not offset the project impacts. A higher mitigation ratio will be required.
- 4) To consider the 7.01 acre of vernal pool/ephemeral ponds to have been preserved, a self-sustaining endowment must be implemented to manage the area in perpetuity.
- 5) The proposed built environment design should include measures that will reduce impacts from noise, lighting, and pets into the on-site preserved areas.

Should there be any questions, please contact myself at (951) 782-7960 or David.Woelfel@waterboards.ca.gov or Jason Bill at (951) 782-3295 or Jason.Bill@waterboards.ca.gov.

Sincerely,



David G. Woelfel
Senior Environmental Scientist - Regional Planning
Santa Ana Regional Water Quality Control Board

cc:
U.S. Army Corps of Engineers, Los Angeles Office - James Mace
(James.E.Mace@usace.army.mil)
U.S. Fish and Wildlife Service - Karin Cleary-Rose (Karin_cleary_rose@fws.gov)
U.S. Fish and Wildlife Service - James Thiels (james_thiels@fws.gov)
U.S. Environmental Protection Agency, Region 9 - Wetlands Section - Sam Ziegler
California Department of Fish and Wildlife - Claire Ingel
California Department of Fish and Wildlife - Kimberly Romich

Response E-4

Response E-5

Response E-6

Table 2-6 Response to Comments

Comment E - California Water Boards	
E-1	Thank you for your review of the Rio Vista Draft EIR.
E-2	The proposed Project includes the 4.53-acre vernal pool and 2.48 acres of un-directly impacted seasonal ponds. Impacts to the existing watershed and the vernal pool and seasonal ponds is not anticipated to occur. USACE jurisdictional areas occur as seasonal pools. The one vernal pool identified in the Project site is along the southern border of the Study Area and occurs adjacent to the San Jacinto River. Features under state jurisdiction occur as or are associated with the drainages located on site near the center of the Study Area and offsite along the north side of Nuevo Road. California Department of Fish and Wildlife (CDFW) jurisdictional areas occur as seasonal pools and a single vernal pool along the southern border of the Study Area adjacent to the San Jacinto River. A Determination of Biologically Equivalent or Superior Preservation (DBESP) analysis was prepared by HELIX dated May 1, 2015 because the proposed Project could potentially impact Riparian/Riverine or Vernal Pool Resources. This vernal pool is being conserved along with an additional 6.57-acre buffer of mapped fallow agricultural land surrounding the vernal pool. In addition, Project construction will include Best Management Practices such as periodic monitoring, straw waddles, and installation of silt fencing to ensure the quantity and quality of the source water for these waters is not impacted. Mitigation measure BIO-1 has been incorporated to ensure that the Project applicant provides mitigation for the impacted Riparian/Riverine resources.
E-3	No impacts to vernal pools are anticipated. USACE jurisdictional areas occur as seasonal pools. A single vernal pool along the southern border of the Study Area occurs adjacent to the San Jacinto River. Features under state jurisdiction occur as or are associated with the drainages located on site near the center of the Study Area and offsite along the north side of Nuevo Road. CDFW jurisdictional areas occur as seasonal pools and a single vernal pool along the southern border of the Study Area adjacent to the San Jacinto River. In addition, Mitigation Measure BIO-4 requires the applicant to conduct the following prior to issuance of a grading permit by the County of Riverside for permanent impacts to these features: The Project application shall acquire 1602 Stream Alteration Agreement from the California Department of Fish and Wildlife (CDFW), a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act for impacts to Waters of the State (WS) and Waters of the United States (WUS). The County of Riverside will oversee all permit requirements for the proposed Project. Mitigation Measure BIO-4 would therefore address any potential impacts with respect to Waters of the U.S. or waters of the state.
E-4	Comment noted. No impacts to vernal pools are anticipated. Should replacement acreage be necessary, the applicant would meet those required conditions. Conservation and applicable Mitigation Measures BIO-1 have been determined by the MSHCP, the USFWS, CDFW and Western Riverside County Regional Conservation Authority (RCA) as adequate during the Habitat Acquisition and Negotiation Strategy (HANS) and Determination of Biologically Equivalent or Superior Preservation (DBESP) processing and approval for this project.
E-5	The proposed 7.18 acres of vernal pool/ephemeral ponds would not be subject to an endowment as the 7.18 acres of vernal pool/ephemeral ponds will be included in a conservation easement and recorded as such on the Tract and Parcel Maps and are to be conserved with no anticipated development proposed within the conservation area. In agreeance with CDFW, the 7.18 acres of vernal pool/seasonal pool and the creation of 2.66 acres of vernal pool habitat will allow for increased function and values of the habitat and is consistent with the conservation goals of the San Jacinto River, Middle Reach of the Lakeview/Nuevo Area Plan of the Multiple Species Habitat Conservation Plan (MSHCP). The specific habitat features of the one pond has only been known to pond during periods of localized heavy rains, and only held water on one occasion over the multiple years of vernal pool assessments on the site. All of the seasonal pools including the one identified vernal pool occur in the mapped fallow agriculture habitat that had been regularly disked as part of the agricultural operation.

Table 2-6 Response to Comments

ID	Response
	<p>The Riparian/Riverine resources being avoided are to be included in the habitat proposed for conservation. Impacts to 2.66 acres of habitats will be mitigated through the creation of 2.66 acres of vernal pool habitat within the onsite MSHCP conservation area along with the preservation of 4.53 acres of vernal pool and 2.48 acres of seasonal pools. Mitigation Measure BIO-1 has been incorporated to ensure that the Project applicant provides mitigation for the impacted Riparian/Riverine resources. It should be noted that the California Department of Fish and Wildlife is in agreement with this mitigation measure.</p>
<p>E-6</p>	<p>As staff to the Regional Water Quality Control Board, it's unclear as to why the agency – acting as a Responsible Agency – is commenting on issues related to noise and lighting (“a responsible agency or other public agency shall only make substantive comments regarding those activities involved in the project that are within an area of expertise of the agency or which are required to be carried out or approved by the responsible agency.” State CEQA Guidelines section 15086(c)), Nonetheless, the proposed built environmental design incorporates measures to reduce impacts to aesthetics, noise, lighting and pets in conservation areas. Section 4 of the Rio Vista Draft EIR includes discussion of impacts to aesthetics from lighting. Compliance with Riverside County General Plan Ordinance Number 655 will ensure that light and glare spillover onto adjacent property will not occur. Mitigation measure AES-1 shall require construction documents to include language that all construction contractors are to reduce impacts to lighting by means of providing temporary fencing and staging of construction equipment. In addition, as specified in Section 4.4 of the Rio Vista Draft EIR in accordance with the Hans Analysis, the proposed Project will be implemented consistent with the MSHCP Section 6.1.4. The following measure item two on Page 4-4-10 of Section 4.4 of the Rio Vista Draft EIR will be implemented by the Project to minimize the potential indirect impacts to the MSHCP conservation area lands, including:</p> <p>All Project lighting (including that belonging to private property owners) will be required to be selectively placed, directed, and shielded away from proposed open space.</p> <p>As specified in Section 4.11 Mitigation Measure N-1 has been included to reduce construction noise and vibration emanating from the proposed Project. No proposed noise mitigation measures will be implemented to reduce operation noise levels potentially affecting conservation lands however a proposed 20-foot-wide easement between the residential properties and the conservation areas would potentially reduce operational noise levels impacts on conservation areas.</p> <p>The proposed Project will provide 6.3 acres of parkland as part of the planned development as well as a 20-foot-wide easement between the residential properties and the conservation areas to reduce impacts to conservation lands from recreational use by residents. Furthermore, the proposed Project is consistent with the MSHCP Section 6.1.4 and would implement measures to reduce impacts to conservation lands by Pets through implementation of proposed barriers. Section 6.1.4 of the MSHCP identifies measures to protect proposed land uses adjacent to the MSHCP Conservation Area and states, projects shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. The proposed Project received MSHCP approval and, the proposed Project would not result in substantial physical deterioration of conservation lands by residents or pets as lands proposed for conservation will be buffered by a 20-foot easement and will incorporate a variety of MSHCP barriers to deter pets entering conservation areas. In addition, the proposed 71.2 acres of conservation lands are provided as a buffer to the County of Riverside MSHCP conservation areas.</p>

Comment F – San Bernardino Valley Audubon Society (Feldmann)



San Bernardino Valley Audubon Society
P. O. Box 10973, San Bernardino, California 92423-0973

May 7, 2018

Deborah Bradford, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
DBradfor@riveco.org

Re: Draft Environmental Impact Report No. 550, Rio Vista

Dear Ms. Bradford,

These comments on the proposed Rio Vista development are submitted on behalf of the San Bernardino Valley Audubon Society (SBVAS). The San Bernardino Valley Audubon Society is a non-profit 501(c)(3) corporation and a local chapter of the National Audubon Society. In spite of its name, the chapter covers almost all of San Bernardino and Riverside counties. SBVAS has about 2000 members, with over a thousand of those living in Riverside County. SBVAS is an educational and public interest environmental organization. Its mission is to help educate the public as to the importance of the natural environment, and to preserve habitat for birds and other wildlife. SBVAS and its members, while primarily interested in birds, are acutely aware that birds flourish only when an entire ecosystem is healthy and viable. We are therefore very concerned about the project under discussion.

SBVAS opposes approval of Rio Vista as it is currently proposed. The conversion of open space and farmland in the San Jacinto Valley to urban uses harms wildlife and places stress on the health and quality of life of the people of the region. Through contributions to global warming, the sphere of negative influence is actually worldwide.

Environmental impacts claimed in the DEIR to be unavoidable can, in fact, be at least partially mitigated. While SBVAS prefers the No Project Alternative, we recognize that this is unlikely to be adopted. If some form of Rio Vista is approved and constructed, we are convinced that there are many modifications that are available to minimize the project's environmental footprint in addition to those already proposed in the DEIR.

Agricultural Resources

Impacts to farmland of local importance and land with agricultural value are deemed significant, and unavoidable due to rising land costs and other economic factors. Even in the face of recent court rulings on this matter, we contend that these impacts can be at least partially mitigated. The DEIR provides no cost analysis, suggests no ratios of land converted/land protected, and does not investigate potential land purchases or tax credits either locally or more widely throughout Riverside County. The DEIR avoids any responsibility for the loss of land with agricultural value by taking a "nothing is feasible" approach, and is therefore in conflict with Riverside County policies as outlined in the DEIR.

The San Jacinto Valley has unique conditions regarding the importance of agricultural land. The San Jacinto Wildlife Area (SJWA) is the premier hunting and birding destination in western Riverside County if not for all of inland southern California, and is of core value to the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Wildlife in the San Jacinto Valley including the SJWA is intimately tied to agricultural land, as exemplified by foraging of raptors and their prey, Mountain Plovers and the Tricolored Blackbird, a species that has recently received Threatened status in California. Before

Response F-1

Response F-2

Response F-2

the County concludes that agricultural land mitigation is infeasible, these applicable facts of the importance of agricultural land to the SJWA, the San Jacinto River, and the San Jacinto Valley need to be considered. Land adjacent to the SJWA or the Eastern Municipal Water District Wetlands, or a setback from the San Jacinto River channel at the Project site are all possibilities.

Furthermore, the impacts from land conversion are not confined to the immediate vicinity of the proposed project, and therefore neither should the search for mitigation targets be so confined if it is determined that it is impossible to protect local farmland.

The land set aside for conservation is within the 100-year floodplain, and as such is not available for development without extensive (and expensive) modification that would require permitting from a variety of governmental agencies. This land therefore cannot be counted as mitigation for the loss of land of agricultural value and must be considered simply as land that cannot be developed that is required to be put into conservation.

Air Quality and Greenhouse Gases

Significant impacts in air quality and greenhouse gas emissions will result from the operation of the Project. Poor air quality is the main overriding health issue in southern California, and global warming is the main overriding environmental problem of the day, worldwide. It is completely irresponsible for the DEIR to claim that the negative impacts on air quality and greenhouse gas emissions from the Project are unavoidable. These impacts can be reduced considerably by a variety of measures, particularly by but not restricted to the following actions:

- 1) Approve a reduced project alternative
- 2) Require and facilitate a robust commitment to solar generation and utilization at Rio Vista
- 3) Require and facilitate stringent LEEDS construction to reduce energy demands
- 4) Require and facilitate a strong commitment to providing public transit opportunities to future residents of Rio Vista

While SBVAS recognizes that mobile sources (e.g. motor vehicles) are the major source of pollution and greenhouse gases, the contribution of the residences themselves via energy use is also significant and needs to be thoroughly addressed and mitigated. We are disappointed that the DEIR proposes to implement only modest levels of energy efficiency measures for new residences (Table 4.7.2). This indicates only a token commitment to combatting global warming. Particularly disappointing is the limitation of solar to 20% of the project needs. Such a low level of renewables versus reliance on conventional electricity sources means that this project will have a deleterious impact on California meeting its goal of 50 percent of the state's electricity coming from renewable resources by 2030. The state would be closer to the goal if the project were not built or if solar were to cover 100% of its needs, not 20%.

Biological Resources

The conservation of 71.2 acres in the floodplain of the San Jacinto River will be a welcome addition to the County's implementation of the WRCMSHCP. We do, however have a concern that if future reassessments adjust the boundaries of the 100-year floodplain further away from the river channel, that residents will be at risk and potential riverine and vernal pool habitat will be lost. We request that language be added to the DEIR to allow for the potential expansion of the floodplain and protected riverine and vernal pool habitat.

We also do not see an enforceable, funded mechanism for the maintenance of the vernal pool, seasonal pool, and riverine habitat. With extensive housing planned adjacent to these habitats, it must be assumed that there will be impacts from human and pet activity in adjacent sensitive habitats. Other major planned developments in the San Jacinto Valley are crafting detailed extensive plans to fence and buffer urban development from sensitive wildland habitat, and we expect the same from this project. Please indicate where these plans are in the DEIR so that the public may evaluate them, or if they do not exist, please

Response F-3

Response F-4

formulate them and recirculate the DEIR or produce a Supplemental DEIR that analyzes and mitigates for impacts to the sensitive vernal pool and floodplain habitats.

Response F-4

Cumulative Effects, Agricultural Resources

The project contributes cumulative impacts to the loss of land of agricultural value. The Cumulative Effects analysis does not indicate how much of the Related Projects acreage is now or was previously farmland or land of agricultural value, and how much of it is or was considered of Statewide Importance. For these reasons, the DEIR is incorrect in stating that land conversion does not have a cumulative impact.

Response F-5

Cumulative Effects, Air Quality and Global Warming

Under Regional Emissions, the DEIR states that future technology will result in a positive overall effect on local and regional air quality. This is despite earlier statements that such future technologies are not to factor in to the potential impact analysis of air quality degradation resulting from this or any project. Indeed, the current national administration is attempting to roll back the more stringent California standards for vehicle emissions and other air pollution sources. This highlights why it is not appropriate to depend on or factor in any hypothetical technologies that could reduce emissions as they may not exist. Air quality impacts from the project are admitted to be significant, as are their cumulative impacts. They are not however, unavoidable. Rio Vista is offering only modest concessions to reducing greenhouse gases and providing solar power. This is in contradiction to the goals of the Clean Air Act, the California Clean Air Act, the policies of the South Coast Air Quality Management District, and California's goal of 50% of electric power from renewables by 2030. We contend that Rio Vista must make a far deeper commitment to reducing its impacts to air quality and the production of greenhouse gases as both an individual project and as part of the cumulative effects of nearby projects.

Response F-6

Cumulative Effects, Biological Resources

The DEIR makes an unsupported value judgment that the Project "will not result in adverse cumulative biology resource impacts that rise to a cumulatively considerable level" (p. 6.3). Even if the Project is in compliance with the MSHCP, there is still loss of open space that is used by wildlife. The other proposed projects in the area may not contribute to the MSHCP conservation lands. The DEIR states "Development of the proposed Project will contribute to the density intensification of the general Project area." (p.6.4) This is true for all proposed projects in the area. Widespread conversion of agricultural land in the San Jacinto Valley will make it impossible for some wildlife species to exist in the area, species such as Ferruginous Hawks, Golden Eagles, Mountain Plovers, Badgers and other species that need extensive open habitat. We request that language be added to the DEIR that explains how there is no cumulative biological impact, and what criteria were used to conclude that impacts do not rise to the "considerably cumulative level". This could be accomplished through a supplemental DEIR or by recirculation of the DEIR after modification.

Response F-7

Thank you for your consideration.

Sincerely,



Drew Feldmann
Conservation Chair

Table 2-7 Response to Comments

ID	Comment
F-1	Thank you for your response. SBVAS is a valued nonprofit in the Inland Southern California region. The Rio Vista Draft EIR includes a biological analysis of impacts in Section 4.4. It was determined that the proposed Project impacts would be reduced with mitigation incorporated. Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 have been incorporated to reduce impacts to biological resources onsite.
F-2	<p>The Project Site contains no Prime farmland, Farmland of Statewide Importance, or Unique Farmland. The County of Riverside determined the Project site includes Farmland of local importance. The criteria for determining Farmland of local importance in Riverside County include the following:</p> <ul style="list-style-type: none"> ▪ Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat. ▪ Lands producing major crops for Riverside County but that are not listed as Unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agricultural Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons. ▪ Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. ▪ Lands identified by city of county ordinance as Agricultural Zones or Contracts, which includes Riverside City "Proposition R" lands. Lands planted with jojoba which are under cultivation and are of producing age. <p>Furthermore, the Project Site is zoned Rural Residential with a General Plan land use designation of Medium Density Residential. The existing land use is classified as vacant. The Project Site is not in active farming and was noted as fallow farm land in field surveys conducted in 2015 and 2016. Agriculture land includes row crops, groves, nurseries, dairies, poultry farms, processing plants and other related uses. No portion of the Project site is designated as Agriculture or forest lands, however upon further analysis in the Draft EIR, the Project site was determined to contain agricultural land resources of value and conversion of the site to non-agricultural use for the development of the proposed Project would be significant. The proposed Project is not currently operating as agricultural use, but the site, as described above, contains value as an agricultural land resource. Potential mitigation measures that might reduce such impacts to less than significant levels include: (1) purchasing an agricultural easement to preserve existing FMMP-mapped farmland; (2) placing a Williamson Act contract on existing agricultural land; (3) purchasing offsite land for agricultural use; or (4) a mitigation fee or other in-lieu payment to the County or an agricultural land bank. The Draft EIR identified that no mitigation measures would feasibly reduce Project impacts to less than significant levels. Based on the Land Evaluation and Site Assessment (LESA) evaluation, the Project site score falls between 40 to 59 points and the subscores are each greater than or equal to 20 points. The County of Riverside has previously considered developing an agricultural land bank and mitigation fee program, but ultimately determined that such a program could not be feasibly operated, and none has been implemented in Riverside County. Mitigation measures that were considered but determined not feasible include purchasing an agricultural easement, placing a Williamson Act contract on existing agricultural land, and purchasing offsite land for agricultural use. The purchase of replacement land for agricultural mitigation purposes would be infeasible because the cost of the additional acreage would reflect anticipated development values and would tend to offset the revenues that would be earned from a proposed agricultural project. In addition, the proposed Project site is not currently operating as farmland reflecting the overall decline in agriculture currently being experienced in the County due to the increase in land values resulting from market pressures that have caused and will continue to cause significant population and employment</p>

Table 2-7 Response to Comments

ID	Comment F - San Bernardino Valley Audubon Society
	<p>growth. The County of Riverside General Plan has planned for such and includes policies to anticipate the conversion of farm lands to urbanland uses. In addition, the Riverside County General Plan has an Agriculture land use designation which does not apply to the Project Site. The General Plan does not support the use of the property for future Agriculture uses. Furthermore, the County of Riverside is experiencing a transition of agricultural land to non-agricultural uses. The proposed Project would facilitate further conversion of land within a historically agricultural area to non-agricultural uses, this transition has been anticipated and included in the County of Riverside General Plan and was addressed in the associated EIR's.</p> <p>Riverside County completed a review cycle of the General Plan and determined the need for a General Plan Amendment (GPA) Number 960. As such General Plan goals and policies included in the Draft EIR reflect applicable goals and policies pertaining to impacts in the corresponding sections of the Draft EIR. As such Policy OS 7.5 states to encourage the combination of agriculture with other compatible open spaces in order to provide an economic advantage to agriculture. Though conversion from active farm lands would be considered a significant impact the General Plan policies for land use and population and housing are consistent with the proposed project and would therefore provide significant beneficial use to the existing community in implementation of the proposed project to meet the County's housing goals. This Draft EIR and the EIR for the previous iteration of the General Plan (EIR #441) determined that indirect impacts with respect to conversion of agricultural would be significant, adverse and unavoidable. These environmental documents cite among other factors, rising land costs, rising cost and availability of water and other factors related to increasing urbanization that affect the viability of agriculture in Riverside County, which has been reflected by a general decline in agriculture in the County of Riverside since 2006. It is also important to consider based upon records reviewed as part of the Phase 1 ESA, agricultural operations on the Project site have been abandoned for approximately 8 years and are likely due to 1 or more of the factors cited in the General Plan Environmental documents.</p> <p>Mitigation measures would be infeasible for the following reasons:</p> <ul style="list-style-type: none">▪ The County of Riverside has previously considered developing an agricultural land bank and mitigation fee program, but ultimately determined that such a program would be infeasible to operate, and none have been implemented in the County. The purchase of replacement land for agricultural mitigation purposes would be infeasible because the cost of the additional acreage would reflect anticipated development values and would offset revenue values that would be earned from the proposed Project. <p>In addition, pursuant to County Ordinance Number 6258, future residents of the Project will be notified of agricultural uses within 300 feet of the residents to the eastern and southern boundaries. With the notification, proposed residential uses will not conflict with existing agricultural uses in the adjacent area. The San Jacinto Valley does contain agricultural lands which provide habitat for avian species. As noted the San Jacinto Wildlife Area is an important conservation area within the San Jacinto Valley, however the conservation area is located approximately seven miles northeast of the Project site, and at this distance the loss of potential foraging habitat would not be anticipated to negatively impact the San Jacinto Wildlife Area. Furthermore, given the approximate distance from the Project site to the San Jacinto Wildlife Area, impacts to avian passerine species that occupy the San Jacinto Wildlife Area are not expected.</p> <p>As noted in the Biological Technical Report provided by Helix Environmental, foraging raptors may utilize vast area for foraging. Significant areas of farming occur throughout the San Jacinto Valley and habitat for foraging raptor species would remain throughout the Project Vicinity and within the proposed Project</p>

Table 2-7 Response to Comments

ID	Comment – San Bernardino Valley Audubon Society
	<p>site in the form of designated open space. With implementation of the proposed Project, potential impacts to the loss of potential foraging habitat on the proposed Project site and the San Jacinto Wildlife Area would be less than significant.</p> <p>The proposed Project includes lands designated as zone AE under FEMA panel maps. Flood insurance is required for all properties in Zone A that have federally-backed mortgages. Construction in these areas must meet local floodplain zoning ordinance requirements. New construction in Zone A areas may also require submission of engineering cross-sections of the waterway to determine Base Flood Elevations and floodway and floodfringe boundaries. These areas are considered developable parcels and would therefore be considered applicable lands for conservation as they would be considered developable. No new construction or other development (including fill) shall be permitted within Zones A, A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than 1 foot or as determined by the RCFC&WCD or the CVWD at any point along the floodplain. In addition, no residential uses are proposed within the floodway line.</p>
F-3	<p>Long-term criteria air pollutant emissions will result from the operation of the residential units. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions including emissions from motor vehicles. Operational source emissions were modeled under year 2019 for Phase 1 and 2020 for Phase 2. Based on the results of the model, the maximum daily operational emissions associated with the proposed Project will exceed SCAQMD thresholds for Nitrogen Oxides (NOX) for Project operations only. The Rio Vista Draft EIR concluded that approximately 86% of operational emissions will result from automobile and other sources associated with daily vehicle trips to and from the Project. Total NOX operational emissions are estimated to be approximately 110.4 pounds-per-day which includes approximately 95 pounds-per-day for mobile source emissions. Mobile sources are the primary source of criteria pollutant emissions and Project design features and regulatory requirements were considered to reduce operational emissions of criteria pollutants. Area source emissions which include stationary combustion emissions of natural gas used for space and water heating, cleaning products, periodic repainting of the Project, and outdoor landscape maintenance equipment account for up to 10.34 pounds per day of NOX. The SCAQMD threshold for NOX is 55 pounds-per-day or approximately half of the Project's NOX emissions, which makes attaining the threshold very problematic since substantial reductions in mobile source NOX emissions would be necessary. Given that the majority of Project-generated emissions are from mobile sources from residents' vehicle usage, the emissions are outside of the jurisdiction and control of the Project Applicant and the County. Mitigation Measures included in the Rio Vista Draft EIR AQ-6 through AQ-8 provides available feasible mitigation measures for the project including provisions to address transit and providing electric alternatives to the use of fossil fuels for vehicles and equipment.</p> <p>The DEIR determined that, with implementation Mitigation Measure GHG-1, Greenhouse Gas (GHG) emissions impacts would be less than significant. Mitigation Measure GHG-1 is in accordance with and is designed to implement the County Climate Action Plan (CAP); and compliance with the CAP, including the screening tables, reduces such impacts to a less than significant level. Since impacts would be less than significant no additional mitigation is warranted under CEQA as it relates to greenhouse gasses or climate change.</p> <p>The Rio Vista Draft EIR considered alternatives including a reduced Project design. The reduced Project design did not meet the majority of the goals for the Project and was therefore not selected. The Rio Vista Draft EIR concluded that the Project will contribute to regional air quality impacts as a result mitigation Measures AQ-1 through AQ-9 will be implemented to reduce construction and operational impacts. The proposed Project is subject to adherence to the County of Riverside Greenhouse Gas</p>

Table 2-7 Response to Comments

	Comment F - San Bernardino Valley Audubon Society
	<p>Screening Checklist requirements, and evidence of the proposed Project achieving 100 points of the Riverside County Greenhouse Gas Screening Tables will be required as part of the plan check process as specified in Section 4.7 of the Rio Vista Draft EIR. In addition, the proposed Project does provide for onsite energy creation of 20 percent or greater; the unsubstantiated opinion from the commenter that such onsite generation is somehow insufficient is unwarranted. The proposed Project also includes water efficient landscaping and a variety of building, water and solid waste efficiency measures to reduce GHG emissions.</p> <p>Transit services in Riverside County are provided by Riverside Transit Authority and or the SunLine Transit Agency. The Project area is not currently serviced by any transit agency. If the Riverside Transit Authority or SunLine Transit Agency extend services to the Project Area, the proposed Project would not conflict with the potential of connecting to those services should they one day become available. The proposed Project has provided multi-modal transportation options to reduce Greenhouse Gas Emissions and provides for new opportunities as future development occurs within the Nuevo corridor. The Project will provide a 20-foot wide easement along the south side of the proposed development with the potential to connect to future regional trails.</p> <p>The Project will also provide adequate internal pedestrian pathways as noted in the Rio Vista Draft EIR Section 4.15, the trail could connect to regional bikeways/bike trails and combination trails. Furthermore, population in unincorporated Riverside County is projected to increase by approximately 37 percent by 2040 from 2016 levels and the proposed Project has attempted to balance planned development with connectivity to the surrounding transportation system by way of improvements such as trails, bike pathways and allowing for roadway improvements under a fair share option. Based on the result of the traffic analysis, the Project will not result in cumulatively considerable operational traffic impacts with implementation of Mitigation Measure TR-1 and TR-2. The proposed Project does not include any offsite improvements that would result in decreased performance or safety of public transit, bicycle, or pedestrian facilities.</p>
<p>F-4</p>	<p>The conservation of 71.2 acres in the floodplain of the San Jacinto River does include land within the boundaries of the 100-year floodplain however no development is proposed within the 100-year floodplain. Riverine and vernal pool habitat within the conservation lands will not be lost as riverine and vernal pool habitat will be conserved within the 71.2 acres of conservation lands. Furthermore, the proposed San Jacinto River Channelization Project, which is a planned channelization project would widen the channel to a 500-foot-wide, soft bottomed channel with earthen berms that are protected with rip-rap. This project would reduce the threat of flooding during a 100-year flood event and allow for increased development on adjacent lands. The proposed 7.18 acres of vernal pool/ephemeral ponds would not be subject to an endowment or another funding mechanism as the 7.18 acres of vernal pool/ephemeral ponds will be included in a conservation easement and recorded as such on the Tract and Plat Maps. In regard to the requested buffer areas, a proposed 20-foot-wide easement is proposed between the residential properties and the conservation areas which are themselves a buffer to the existing MSHCP areas. With implementation of this buffer area, the proposed residential use will not conflict with existing conservation planning, furthermore the County of Riverside has implemented a policy to address future Homeowner Association restrictions related to pets. Such measures include requiring dogs on leashes unless in confined fenced areas, and cats are only permitted indoors. These measures would be considered additional measures to further reduce the already less than significant impact and therefore recirculation is not warranted. The following language will be included as a condition of approval:</p> <p>Covenants, Conditions & Restrictions. Covenants, Conditions & Restrictions (CC&Rs) shall be recorded against each phase of development at the time of recordation of the final tract map or development</p>

Table 2-7 Response to Comments

ID	Comment - San Jacinto Valley Audubon Society
	<p>parcel map for such phase. The CC&Rs shall require that dogs and cats owned by all future residents of the proposed project shall be contained within their property boundary or shall be leashed while in public or common areas.</p> <p>In addition, Section 4 of the Rio Vista Draft EIR incorporates measures to reduce impacts to aesthetics, noise, lighting and pets in MSCHP conservation areas. As specified in Section 4.4 of the Rio Vista Draft EIR, the following measure will be implemented by the Project to minimize the identified potential indirect impacts to the MSHCP conservation area lands, including:</p> <p>All Project lighting (including that belonging to private property owners) will be required to be selectively placed, directed, and shielded away from proposed open space.</p> <p>As specified in Section 4.11 Mitigation Measure N-1 has been included to reduce construction noise and vibration emanating from the proposed Project. No proposed noise mitigation measures will be implemented to reduce operation noise levels potentially affecting conservation lands however a proposed 20-foot-wide easement between the residential properties and the conservation areas would potentially reduce operational noise levels impacts on conservation areas.</p> <p>The proposed Project will provide 6.3 acres of parkland as part of the planned development as well as a 20-foot-wide easement between the residential properties and the conservation areas to reduce impacts to conservation lands from recreational use by residents. Therefore, the proposed Project would not result in substantial physical deterioration of conservation lands by residents or pets. Passive design features to reduce impacts to conservation areas including signage are subject to RCA and County of Riverside approval and would be implemented as a condition of approval if required by County staff.</p>
F-5	<p>The Riverside County General Plan has an Agriculture (AG) land use designation however the Project site is not within the AG land use designation. The General Plan envisions the Project area for conversion to urban development and has designated it as Medium Density Residential. Agriculture land includes row crops, groves, nurseries, dairies, poultry farms, processing plants and other related uses. No portion of the Project site is designated as Agriculture or forest lands or in an active agricultural use. The Project site is vacant and was used for dryland farming agricultural purposes at one time. The proposed development would result in the development of an area previously used for agriculture to a non-agricultural use, this transition has been anticipated and contemplated in the County's General Plan including the environmental documentation for the General Plan. The Project site contains no Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The proposed Project site is designated by the California Department of Conservation as Farmland of Local Importance. Over the course of agricultural use on the Project site the extent of occupied farmland has varied. The proposed Project site has not been in active farming for approximately eight years. The proposed Project remains consistent with the County of Riverside's vision for future development within the area and would therefore not result in the cumulative impacts related to land use compatibility.</p>
F-6	<p>Impacts to Air Quality were identified as significant in the Rio Vista Draft EIR, however cumulative short-term, construction-related impacts to air quality would be less than significant with mitigation measures incorporated. NOX emissions will result in considerable contribution to criteria pollutant emissions and the impacts will be significant and unavoidable. The proposed Project does not include stationary source emissions required for a Long-term Localized Significance Threshold Analysis.; SCAQMD methodology requires a Long-term Localized Significance Threshold Analysis to apply to the operational phase of a project therefore no long-term Localized Threshold Analysis was conducted. As such, Mitigation measures have been included to reduce impacts to Air Quality and Greenhouse Gases from mobile source pollution. Cumulative impacts from mobile sources NOX emissions would exceed existing thresholds for criteria pollutant emissions with implementation of Mitigation Measures AQ-1-AQ-9 and</p>

Table 2-7 Response to Comments

	Comment F – San Bernardino Valley Audubon Society
	<p>would therefore remain significant and unavoidable. Inherently as technology improves mobile emissions would be reduced; however, the analysis is based on the existing thresholds and standards for Air Quality as determined by SCAQMD. In addition, in accordance with Mitigation Measure GHG-1 the proposed Project must achieve 100 points of the Riverside County Greenhouse Gas Screening Tables and evidence of such will be required as part of plan check process as specified in Section 4.7 of the Rio Vista Draft EIR, which results in a less than significant impact related to greenhouse gas emissions. Additional mitigation measures to further reduce such emissions is not required nor warranted under CEQA. Further, additional mitigation for greenhouse gas emissions would not offset the NOx emissions caused by mobile sources. The proposed Project does provide for onsite energy creation of up to 20 percent. The proposed Project also includes water efficient landscaping and a variety of building, water and solid waste efficiency.</p>
<p>F-7</p>	<p>The technical analysis performed by Helix Environmental identified the Study Area as primarily comprised of vacant, dry farm agriculture land bordered to the southeast by the San Jacinto River. The proposed Project is bounded on the north by Nuevo Road. North of the Nuevo Road are rural single-family homes, vacant land, and open space consisting of predominantly rocky hills. The San Jacinto River, vacant land, and open space is located to the south. Vacant land is located to the west. A reservoir and agricultural uses are located to the east. The subject property is not located within a contiguous active farm land or open space area and would not be considered nesting habitat for species such as the Ferruginous Hawk, Golden Eagle, or Mountain Plover. Wintering and foraging habitat for the species identified may occur throughout the San Jacinto Valley but is not anticipated to occur on the subject property. The Technical analysis conducted by Helix Environmental found that there was a low potential for Ferruginous Hawk, and Golden Eagle was not expected to occur. The American Badger was not expected to occur nor was there the potential or burrows found onsite. The breeding range for the Mountain Plover does not occur within California. Therefore, due to the lack of nesting habitat and foraging habitat for the above named listed species, the loss of this land would not result in significant cumulative impacts to these species.</p>

Comment G – Habitat Defense Council (West)

Response G-1

The Habitat Defense Council

Po box 7821, Laguna Niguel, Ca, 92607-07821

Deborah Bradford, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-6646

DBradfor@rivco.org

Re: Rio Vista EIR No. 550

This letter has been prepared by the Habitat Defense Council ("HDC") in connection with the Environmental Impact Report ("EIR") No. 550 for Rio Vista. The HDC is concerned with the preservation and protection of unique natural ecosystems that contain the rich biodiversity that makes the California Floristic Province one of only twenty-five biodiversity hotspots on the planet (Myers, 1990). The California Floristic Province earned inclusion into the original hotspot study for having high rates of endemism (60% of the California Floristic Province's species are found nowhere else on the planet) and being extremely threatened and/or having lost most of its historic species and/or natural ranges.

The HDC has reviewed the EIR for Rio Vista and is grateful for the opportunity to comment on the project. The HDC would like to note several oversights that it has identified with the project EIR:

Rare Fauna

During a site visit by an independent biologist on 03/30/18 and later of on 04/05/18, a pair of White-tailed Kite (*Elanus leucurus*) were observed hunting over the project area as well as the adjacent property. The pair is presumed to be nesting in large tamarisk (*Tamarix aphylla*?) tree on the border of the project area and the property to the south. This species is fully protected by the State and was not referenced in the biological section or appendix of the EIR. White-tailed Kites require large open spaces to satisfy food needs and are making use of apparently abundant small mammals that exist within the project area. GPS and photo evidence of this finding has been recorded and can be provided. This data has been entered into the California Natural Diversity Database ("CNDDDB") by a qualified biologist. The EIR should be revised given this new finding and appropriate mitigation and/or avoidance measures taken.

Rare Habitat and Flora

The HDC applauds the level of analysis conducted in assessing Willow-Domino-Travers soils and delineating suitable habitat for rare plant species, however 6.57 acre buffer is far from adequate

Response G-2

considering the level of rarity and special status that nearby species, *Atiplex coronata* var. *notatior* (Federally Endangered) and *Navarretia fossalis* (Federally Threatened) possess. Placing residential units directly adjacent to threatened and endangered populations of plants increases the risk to these populations by a significant degree. Threats to rare habitat types associated with proximity residential developments such as this are well known and can range in nature from the newly assisted introduction of invasive plant species to the building of bicycle tracks and so on. Additional protective mitigation measures should be developed to ensure that these populations of threatened and endangered plants are protected from the new risks that this project introduces. The HDC recommends restricting the extent of the project considerably in order to offer greater buffer protection to protected species; namely Planning Areas 2, 3 5, and 6.

6.4 Mitigation Fees

- Ordinance No. 810.2

There is nothing in the County of Riverside *ORDINANCE NO. 810.2 (AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 810 TO ESTABLISH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN MITIGATION FEE)* which allows fees to be offset or waived (as stated in the EIR) by the County for a project of this character. The avoidance of 60.1 acres containing protected plant species and critical soils associated with those species and their potential recovery is an obligative negative action that allows this project to be feasible under CEQA and should not be conflated with the positive requirement of paying the proper mitigation fee declared in Ordinance No. 810.2.

- "On March 6, 2017, the RCA Board of Directors took action to approve implementing the CPI adjustments for Fiscal Year 2018. Based on the Consumer Price Index (CPI) Worksheet effective July 1, 2017 the fees have been increased by 1.97%." (RCA, Permits and Fees). The recently revised fee amount should be reflected in the EIR.

The Habitat Defense Council appreciates the opportunity to review this project. Please keep us apprised of any further developments related to the Rio Vista Project.

Kirkland West
Habitat Defense Council
HabitatDefenseCouncil@gmail.com
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Literature Cited

Myers, N. *The Environmentalist* 10 243-256 (1990)

Regional Conservation Authority, Permits and Fees. Accessed from: <https://www.wrc-rca.org/development-applications/permits-and-fees/>

Riverside County Ordinance No. 810.2. Accessed from: <https://www.rivcocob.org/ords/800/810.htm>

Response G-2

Table 2-8 Response to Comments

ID	Comment G - Habitat Defense Council
G-1	<p>Thank you for the opportunity to review your agencies comments. A technical analysis was performed for the Project Site by Helix Environmental and the subject species White-tailed Kite was not identified on any survey findings. The White-tailed Kite is found in a wide variety of habitats including river valleys, farm country and desert grasslands. This species has been known to occupy habitat within Riverside County with open country and larger perching areas such as taller trees in open fields. Though this species was noted on the CNDDDB list of potential species to occur within one-mile of the Project site, the site-specific characteristics presented a low likelihood for this species to occur and this species was not observed in previous surveys. Suitable nesting habitat within the Project site for this species is low. Though foraging habitat may occur for this species within the Project site, the proposed conservation area lands would retain open foraging areas for the identified White-tailed Kite pair. Furthermore, the White-tailed Kite is not a narrow endemic or a federally endangered species with mapped critical habitat within the proposed Project site and would therefore only be subject to the CDFW and MSHCP protections. Mitigation Measure Bio-1 included in the Rio Vista Draft EIR would allow for protection of any sensitive avian biological species nesting in the Project site. Any field observations observed during active construction of any sensitive species covered under the MSHCP, USFWS, or CDFW would be reported to CDFW and the applicable agency.</p>
G-2	<p>The buffer provided for the vernal pool is in excess of 200 feet and the buffer for the spreading navarettia within the pool is a minimum of 300 feet, both of which are considered appropriate buffers. This was confirmed by the USFWS, CDFW and RCA through the Joint Project Review approval process (JPR 15-10-28-01). The project avoided direct impacts to all NEPSSA/CASSA species, provides for significant buffers of avoided populations, and avoids a majority of the Willow-Domino-Travers soils. Further conservation is not warranted.</p> <p>Section 15 of County Ordinance No. 810 (the ordinance establishing the mitigation fee) specifically allows for credit to be given to landowners for lands determined to be necessary for inclusion in the MSHCP. Section 15 specifically cross-references to Section 6.1.1 of the MSHCP which discusses the partial inclusion of property into the MSHCP Conservation Area. The amount of any fee credits, as appropriate, shall be determined by the County and the RCA in compliance with Ordinance No. 810 and the MSHCP. The updated MSHCP Mitigation Fees will be included in the FEIR.</p>

Comment H – California Department of Water Resources (Canuela)

Response H-1

From: Canuela, Jonathan@DWR [mailto:Jonathan.Canuela@water.ca.gov]
Sent: Monday, May 07, 2018 4:59 PM
To: Bradford, Deborah <DBradfor@RIVCO.ORG>
Cc: Ellinghouse, Leroy@DWR <Leroy.Ellinghouse@water.ca.gov>
Subject: SCH2016051062: Rio Vista, Change of Zone No. 7869

Ms. Deborah Bradford:

Thank you for the opportunity to review and comment on the draft environmental impact report (DEIR) on the Rio Vista Project (Project) in the Lakeview/Muovo area of Riverside County. The proposed 244.78-acre Project includes residential, recreational, and conservation area uses. The Project site is approximately 2.50 miles south of Perris Dam and Perris Reservoir – State Water Project (SWP) facilities owned and managed by the California Department of Water Resources (DWR).

DWR vigorously inspects and reviews these facilities as part of its ongoing dam surveillance program; however, certain risks are inherent to any development in areas downstream of these facilities (page 4.9-14 of DEIR). The Riverside County and the developer of the Project shall provide full disclosure of this information to prospective buyers or tenants of the Project who would reside in the Project area within the Perris Dam inundation area.

If you have questions about this comment or inundation maps, you can reach me at (916) 653-6095, or Leroy Ellinghouse, chief of SWP Right-of-Way Management Section, at (916) 653-7168.

Again, thank you.

Jonathan P. Canuela
Water Resources Engineering Associate
State Water Project Right-of-Way Management Section
Division of Operations and Maintenance
California Department of Water Resources
1416 9th Street, Sacramento, CA 95814
Jonathan.Canuela@water.ca.gov

Table 2-9 Response to Comments

ID	Comment H - California Department of Water Resources
H-1	Thank you for the opportunity to review your agencies comments. The County of Riverside and the developer of the Project will provide full disclosure of this information to prospective buyers or tenants of the Project who would reside in the Project area within the Perris Dam inundation area. Should the County of Riverside have any additional questions on the comments provided, the County will contact the DWR by means specified in the comment letter provided.

Comment 1 - State of California Office of Planning and Research (Morgan)

Response I-1



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

May 8, 2018

Deborah Bradford
Riverside County
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Rio Vista Environmental Impact Report
SCH#: 2016051062

Dear Deborah Bradford:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on May 7, 2018, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

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 contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL. 1-916-445-0613 FAX 1-916-558-3184 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

Response I-2

SCH# 2016051062
Project Title Rio Vista Environmental Impact Report
Lead Agency Riverside County

Type EIR Draft EIR

Description The Rio Vista Project site is approx 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 approx 92.38 acres. In addition, the project will include 10 open space and park lots on approx 25.80 acres, 3 water quality and retention basin lots on approx 8.17 acres, and 2 Eastern Municipal Water District lift station lots on approx 1.53 acres. The remaining approx 43.80 acres will be dedicated ROW for roadways and a regional trail easement.

Lead Agency Contact

Name Deborah Bradford
Agency Riverside County
Phone (951) 955-6646 **Fax**
email
Address 4080 Lemon Street, 12th Floor
P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409

Project Location

County Riverside
City
Region
Lat/Long 33° 47' 51" N / 117° 10' 57" W
Cross Streets Dunlap Dr and Nuevo Rd
Parcel No. various
Township 4S **Range** 3W **Section** 2627 **Base** SB

Proximity to:

Highways
Airports
Railways
Waterways Multiple
Schools Sky View ES, Triple Crown ES, Sierra Vista ES, Perris HS
Land Use CD:CR, CD:MDR, OS:CH, OS:W; Z:R-R

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

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 6; Department of Parks and Recreation; California Highway Patrol; Caltrans, District 8; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Water Quality; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 7; Native American Heritage Commission

Date Received 03/23/2018 **Start of Review** 03/23/2018 **End of Review** 05/07/2018

Note: Blanks in data fields result from insufficient information provided by lead agency.

Response I-3



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

4444 5/17/18
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April 18, 2018

Governor's Office of Planning & Research

APR 18 2018

STATE CLEARINGHOUSE

Ms. Deborah Bradford
Project Planner
County of Riverside
Planning Department
4080 Lemon Street
Riverside, California 92502
DBradford@rivco.org

ENVIRONMENTAL IMPACT REPORT (EIR) FOR RIO VISTA PROJECT, LOCATED AT DUNLAP DRIVE & NUEVE ROAD, LAKEVIEW/MIEVO, RIVERSIDE COUNTY (SCH# 2016051062)

Dear Ms. Bradford:

The Department of Toxic Substances Control (DTSC) has reviewed the subject EIR. The following project description is stated in the EIR: "The proposed Project site is approximately 244.78 acres and will consist of residential, recreational and Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) conservation area uses. The residential component of the Project proposes to subdivide 171.88 acres into 599 lots including 584 single family dwelling units. The residential component will also include nine open space and park lots on approximately 25.80 acres, three water quality and retention basin lots on eight acres, and two Eastern Municipal Water District lift station lots on 1.5 acres. The proposed Project includes the dedication of Planning Area 8 on approximately 59.3 acres located south of Planning Area 2 and 3 to the County of Riverside as MSHCP Conservation Area to serve as a buffer between the proposed Project and the San Jacinto River. In addition, Planning Area 7 (approximately 11.9 acres), located south of Planning Area 5, will be dedicated to the County of Riverside as an MSHCP Conservation Area to serve as a buffer area. These MSHCP conservation areas will remain undeveloped."

Based on the review of the submitted document, DTSC has the following comments:

1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions.

Response I-4

Ms. Deberah Bradford
April 18, 2018
Page 2

2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
3. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
4. If planned activities include building modifications/demolitions, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be investigated and mitigated/disposed of in accordance with all applicable and relevant laws and regulations. In addition, evaluate whether polychlorinated biphenyls (PCBs) containing materials is present in onsite buildings and address as necessary to protect human health and the environment.
5. The EIR states, "These include: certain crops (e.g., rice, barley, oats, wheat – particularly durum – corn, sunflower, clover, berries, cherries, grapes, and apples); farming activities (e.g., tilling and harvesting); confined livestock operations (i.e., feedlots, dairy operations, hog or chicken production facilities, or egg-laying operations); and various farming practices (e.g., livestock feed, water, and manure)." If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.
6. DTSC recommends evaluation, proper investigation and mitigation, if necessary, of onsite areas with current or historic PCB-containing transformers.
7. The EIR states, "The March ARB/IPA facility is bordered by the City of Riverside to the northwest; the City of Moreno Valley to the northeast; the City of Perris to the south; and the County of Riverside to the west. The land uses in the vicinity of March ARB/IPA are generally compatible with base operations. Development continues to occur in the airport vicinity, however, and a potential for increased conflicts is apparent." The proposed project is located within or in close proximity to the Formerly Used Defense Site (FUDS) based, in part, on the United States Department of Defense ordnance maps. This FUDS site may contain abandoned munitions and explosives (collectively, ordnance) or other hazardous substances, which are considered hazardous materials as defined in section 25260 of the California Health and Safety Code. DTSC recommends assessment and/or investigation be conducted in the project area to assess potential impacts from the nearby FUDS.

Response I-5

Response I-6

Response I-7

Response I-8

Response I-9

Response I-10

Response I-11

Ms. Deborah Bradford
April 18, 2018
Page 3


8. If the project development involves soil export/import, proper evaluation is required. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. In addition, if imported soil was used as backfill onsite and/or backfill soil will be imported, DTSC recommends proper evaluation/sampling as necessary to ensure the backfill material is free of contamination.
9. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted and the appropriate government agency to provide regulatory oversight.

Response I-12

If you have any questions regarding this letter, please contact me at (714) 484-5380 or email at Johnson.Abraham@dtsc.ca.gov.

Response I-13

Sincerely,



Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program – Cypress

kl/sh/ja

cc: See next page

Table 2-10 Response to Comments

ID	Comment I – Office of Planning and Research
I-13	Thank you for the State Clearinghouse acknowledgement and acceptance of Rio Vista Draft EIR. Thank you for the opportunity to review the DTSC agency letter attached. The attached comment letter and subsequent comments I-3 through I-13 have been addressed as Comment Letter B. Please see responses B-1-11.

ERRATA 3.0

This section identifies revisions to the Rio Vista Draft EIR to address technical errors and provide clarifications in light of the response to comments received on the Rio Vista Draft EIR. Additions are shown in underline. Deletions are shown in strikethrough.

None of the revisions below to the EIR represent a substantial increase in the severity of an identified significant impact or the identification of a new significant impact, mitigation, or alternative considerably different from those already considered in the Rio Vista Draft EIR. Certification of this Rio Vista Final EIR by the County of Riverside Board of Supervisors must occur prior to approval of the Rio Vista Project.

Draft EIR Volume I – Section 1.0: Introduction

Technical Correction: The acreage provided in Section 1.0 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 1-1 and Paragraph 1:

The County of Riverside (Lead Agency) received applications for a Change of Zone (No. 7869), Tentative Parcel Map (No 36664), and Tentative Tract Map (No. 36665) from Nuevo Road Properties, LLC (Project Proponent) for the development of 584 single-family residential units and 25.80 acres of parks/recreational open space located southeast of the Dunlap Drive and Nuevo Road intersection in Riverside County, known as Rio Vista Tract 36665. The proposed Project also includes the dedication of approximately 71.2 acres to the County of Riverside as MSHCP Conservation Area to serve as a buffer between the proposed Project and the San Jacinto River. These MSHCP conservation areas will remain undeveloped. The Project site totals 266 acres with approximately 244.78 acres of proposed for development.

Technical Correction:

Page 1-3 and Paragraph 4:

The Project includes applications for a Change of Zone (No. 7869), Tentative Parcel Map (No 36664), and Tentative Tract Map (No. 36665) to construct 584 single-family residential units and approximately 25.80 acres of parks/recreational open space. The proposed Project also includes the dedication of approximately 71.2 acres to the County of Riverside as MSHCP Conservation Area to serve as a buffer between the proposed Project and the San Jacinto River. The Tentative Parcel Map includes a total area of 244.58 acres for proposed development. ~~However, a~~ Approximately 32 acres at the northwestern corner of this area is not proposed for development and not a part of the Project as proposed. The proposed residential, parks/recreational open space, and conservation area totals approximately 244.58 acres of the 266-acre Project site.

Draft EIR Volume I – Section 2.0: Executive Summary

Technical Correction: The acreage provided in Section 2.0 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 2-1 and Paragraph 1:

The proposed development portion of the Project site is approximately 244.78 acres and will consist of residential, recreational and Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) conservation area uses.

Technical Correction: The acreage provided in Section 2.0 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 2-1 and Paragraph 4:

The Project is located in the unincorporated community of Nuevo, Riverside County, California on an approximately 266-acre site of which the 244.85-acre portion of the site is proposed for development. ~~The site is characterized as vacant and disturbed site in the unincorporated community of Nuevo, Riverside County, California.~~ The Project site is bounded on the south and east by the San Jacinto River. The project site slopes in a southerly direction toward the San Jacinto River with elevations ranging from 1,460 to 1,420 feet. The center portion of the Project site contains multiple granite boulder outcroppings.

Draft EIR Volume I – Section 3.0: Project Description

Technical Correction: The acreage provided in Section 3.0 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 3-1 and Paragraph 2:

The proposed Project site is approximately 266 acres of which 244.78 acres and will consist of residential, recreational and Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) conservation area uses.

Draft EIR Volume I – Section 4.2: Agricultural Resources

Technical Correction: The acreage provided in Section 4.2 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 4-2-1 and Paragraph 2:

The proposed Project site is The approximately 266 acres of which 244.78 acres will consist of a mixture of residential, vacant and open space uses.

Draft EIR Volume I – Section 4.5: Cultural Resources

Environmental Evaluation and Impacts

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.5-9 after Paragraph 1:

MM-CUL-2

CONTROLLED GRADING

Site(s) RIV 003975, 003976 and 11727 will be impacted during construction activities and the soils surrounding them will be disturbed. ~~As~~ Controlled grading plan will be developed by the Project Archaeologist in conjunction with the Consulting Tribe(s). The controlled grading plan shall require the systematic slower removal of the soils incorporating smaller cuts to allow for the identification of, and minimize damages to, the resources. Documentation and recovery of any subsurface cultural deposits that are not being relocated to open space shall occur during this controlled grading process until grading reaches a depth, level or state wherein no resources are present, and then standard grading may resume. Results of the controlled grading program shall be included in the Phase IV monitoring report.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.5-9 after Paragraph 1:

**MM-CUL-3
CRMP REQUIRED**

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba tribes, which must be approved by the County Archaeologist prior to issuance of grading permits. Any newly discovered cultural resources shall be subject to a cultural resource evaluation which will be detailed in CRMP. The CRMP will document the proposed methodology for unanticipated finds including temporary storage, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, taking into account the customs and traditions of the Tribe(s). The Project Archaeologist shall manage and oversee monitoring for ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc in soils where tribal cultural materials and resources may be found. The Project archeologist or monitor working directly under the Project archeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in consultation with the Tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet signed copy of the Monitoring Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.5-10 after Paragraph 1:

**MM-CUL-4
NATIVE AMERICAN MONITOR**

At least 30 days prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga and Soboba Tribe for Native American Monitors. The Native American Monitor shall be on-site during ground disturbing activities and excavation of each portion of the project site including but not limited to clearing, grubbing, tree removals, grading archaeological investigations and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not materially modify any condition of approval or mitigation measure.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.5-10 after Paragraph 3:

**MM-CUL-6
FEATURE RELOCATION**

Sites at CA RIV 3976, CA RIV 3975 and a portion of CA-RIV-11727 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet on-site to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. A relocation plan including controlled grading shall be included as part of the CRMP (MM-TCR-3) and submitted to the County Archaeologist for approval. This plan, to be prepared in conjunction with the Consulting Tribe(s), will include culturally appropriate methods for relocation, onsite assessment meetings, pre-relocation controlled grading and latent artifact recovery, open space and/or permanent avoidance, recordation requirements and confidentiality provision. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to

document the new location of each feature. These shall also be recorded with the Cal CHRIS system.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.5-10 after Paragraph 4:

MM-CUL-7

PRESERVATION AND MAINTENANCE PLAN

Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall develop a Preservation Plan for the long-term care and maintenance of all sites within the Open Space and other avoidance areas. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetative deterrence, etc.), the party responsible for the long-term maintenance, appropriate avoidance protocols, monitoring by the Consulting Tribes and compensation for services; and necessary emergency protocols. The preservation and maintenance plan shall be included as an appendix to the Phase IV Monitoring report.

Draft EIR Volume I – Section 4.4: Biological Resources

Technical Correction: The acreage provided in Section 4.4 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 4-4 and Paragraph 4:

In this section, "Study Area" refers to the 269.8-acre area described in the biological resources technical studies prepared by HELIX consisting of the approximately 244.78-acre development portion of the Project site discussed within Section 3.0 Project Description plus additional off-site 3.1 acres associated with the widening of and improvements to Nuevo Road required by the County. Approximately 32 acres of the 269.8 acres that was analyzed is not a part of the Project site (this area is identified in the exhibits located at the end of this section).

Draft EIR Volume I – Section 4.8: Hazards and Hazardous Materials

Technical Correction: The acreage provided in Section 4.8 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 4-8-1 and Paragraph 2:

The approximately 244.78-acre development portion of the proposed Project site is located approximately five miles south of March Air Reserve Base and is located within the planning area of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUP).

Draft EIR Volume I – Section 4.10: Land Use and Planning

Technical Correction: The acreage provided in Section 4.10 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 4-10-1 and Paragraph 4:

The proposed 244.78-acre development portion of the Project site Project is located in an unincorporated area of Riverside County in the City community of Nuevo.

Draft EIR Volume I – Section 4.11: Noise

Technical Correction: The acreage provided in Section 4.11 of the Draft EIR identified only the development portion of the Project, as a technical correction the total acreage has been included which clarifies the discrepancy between the development portion of the Project and the total Project site.

Page 4-11-11 and Paragraph 2:

The proposed Project site is The approximately 266 acres of which 244.78 acres will consist of residential, recreational and Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) conservation area uses is located approximately five miles south of March Air Reserve Base and is located within the planning area of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Zones D and E.

Draft EIR Volume I – Section 4.16: Tribal Cultural Resources

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-1 and Prior to Paragraph 3:

This section evaluates whether the proposed Project will cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe: listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1 (k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1

~~In applying tribal consultations, pursuant to Assembly Bill 52 (AB 52) the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.~~

Assembly Bill 52

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) requires lead agencies to consider the effects of projects on tribal cultural resources and to conduct consultation with federally and non-federally recognized Native American Tribes early in the environmental planning process. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a notice of Negative Declaration or Mitigated Negative Declaration (MND) will be filed on or after July 1, 2015.

The goal of AB 52 is to include California Tribes in determining whether a project may result in a significant impact to tribal cultural resources that may be undocumented or known only to the Tribe and its members. This bill specifies that a project that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. AB 52 defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources (PRC Section 21074 (a)(1)).

AB 52 requires that prior to determining whether a Negative Declaration, MND, or Environmental Impact Report (EIR) is prepared for a project, the lead agency must consult with requesting California Native American Tribes, defined as those identified on the contact list maintained by the NAHC, who are traditionally and culturally affiliated with the geographic area of the proposed project, and who have requested such consultation in writing. The following is what the scope of consultation may include according to PRC Section 21080.3.2(a):

- The type of environmental review necessary

- The significance of tribal cultural resources
- The significance of the project's impacts on the tribal cultural resources
- Project alternatives or the appropriate measures for preservation
- Recommended mitigation measures
- AB 52 outlines the required procedures concerning consultation

AB 52 outlines the required procedures concerning consultation (PRC Section 21080.3.1(d) and (e)) including the initiation and conclusion of consultation. Consultation should be initiated by a lead agency within 14 days of determining that an application for a project is complete or that a decision by a public agency to undertake a project. The lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American Tribes that have requested notice. At the very least the notice should consist of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American Tribe has 30 days to request consultation pursuant to this section. The lead agency shall begin the consultation process within 30 days of receiving a California Native American Tribe's request for consultation. According to PRC Section 21080.3.2(b), consultation is considered concluded when either the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource, or a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

Environmental Evaluation and Impacts

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-1 and Paragraph 4:

A request to consult was received from Pechanga dated September 15, 2015. The Project was discussed on October 21, 2015, April 14, 2016, June 22, 2016, and September 27, 2016, November 3, 2016, December 7, 2016, January 3, 2017 and March 3, 2017. During consultation, Pechanga provided certain confidential information to Planning staff regarding the site and tribal values ascribed to the Project area. According to Pechanga, the Project area and areas to the north are situated within a culturally sensitive area and include sites and features having cultural value to Pechanga. Given the sensitivity of the area, specific information related to these sites and features are contained in a confidential appendix to the Project's environmental assessment. For more information regarding cultural resources on the Project property, please see section 4.5. Tribal Cultural Resources. ~~There are, however, differing expert opinions on the significance of these sites and features, and additional evidence regarding their significance has not been provided to the County of Riverside.~~

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-1 and Paragraph 5:

The various sites and features with cultural importance to the tribes identified in the confidential appendix, including portions of the landscape and places with cultural relevance will be preserved in place in a dedicated open space area that will protect the resources so as to not materially impair the physical resources. For those identified sites where it is not feasible to avoid or preserve in place, it has been agreed by all consulting parties that the features will be relocated to an area on the Project site where they will be preserved. This is reflected in the mitigation measures and associated conditions of approval listed below. With the inclusion of these conditions of approval/mitigation measures and Project design and avoidance measures, impacts to Tribal Cultural Resources pursuant to CEQA will be mitigated to less than significant levels.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-2 and Paragraph 2:

MM-TCR-2

CONTROLLED GRADING

Site(s) RIV 003975, 003976 and 11727 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist in conjunction with the Consulting Tribe(s). The controlled grading plan shall require the systematic slower removal of the soils incorporating smaller cuts to allow for the identification of, and minimize damages to, the resources. Documentation and recovery of any subsurface cultural deposits that are not being relocated to open space shall occur during this controlled grading process until grading reaches a depth, level or state wherein no resources are present, and then standard grading may resume. Results of the controlled grading program shall be included in the Phase IV monitoring report.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-2 and Paragraph 3:

MM-TCR-3

CRMP REQUIRED

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba tribes, which must be approved by the County Archaeologist prior to issuance of grading permits. Any newly discovered cultural resources shall be subject to a cultural resource evaluation which will be detailed in CRMP. The CRMP will document the proposed methodology for unanticipated finds including temporary storage, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, taking into account the customs and traditions of the Tribe(s). The Project Archaeologist shall manage and oversee monitoring for ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc in soils where tribal cultural materials and resources may be found. The Project archeologist or monitor working directly under the Project archeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in consultation with the Tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet signed copy of the Monitoring Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-2 and Paragraph 4:

MM-TCR-4

NATIVE AMERICAN MONITOR

At least 30 days prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga and Soboba Tribe for Native American Monitors. The Native American Monitor shall be on-site during ground disturbing activities and excavation of each portion of the project site including but not limited to clearing, grubbing, tree removals, grading archaeological investigations and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The

developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not materially modify any condition of approval or mitigation measure.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-3 and Paragraph 3:

MM-TCR-6

FEATURE RELOCATION

Sites at CA RIV 3976, CA RIV 3975 and a portion of CA-RIV-11727 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet ~~on-site~~ to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. A relocation plan including controlled grading shall be included as part of the CRMP (MM-TCR-3) and submitted to the County Archaeologist for approval. This plan, to be prepared in conjunction with the Consulting Tribe(s), will include culturally appropriate methods for relocation, onsite assessment meetings, pre-relocation controlled grading and latent artifact recovery, open space and/or permanent avoidance, recordation requirements and confidentiality provision. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. These shall also be recorded with the Cal CHRIS system.

Response to Comments correction based on comments received from Pechanga Tribe during the Draft EIR public comment period:

Page 4.16-3 and Paragraph 4:

MM-TCR-7

PRESERVATION AND MAINTENANCE PLAN

Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall develop a Preservation Plan for the long-term care and maintenance of all sites within the Open Space and other avoidance areas. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetative deterrence, etc.), the party responsible for the long-term maintenance, appropriate avoidance protocols, monitoring by the Consulting Tribes and compensation for services; and necessary emergency protocols. The preservation and maintenance plan shall be included as an appendix to the Phase IV Monitoring report.

PUBLIC CIRCULATION 4.0

This section identifies the public notification and circulation of the Rio Vista EIR pursuant to CEQA. The Rio Vista EIR consist of three volumes. Volume I Draft EIR, Volume II Technical Appendices, and Volume III Final EIR.

Public Circulation

Draft EIR

The Notice of Preparation (NOP) was submitted to the State Clearinghouse May 19, 2016. The Notice of Availability (NOA) was distributed via Certified Mail to all agencies on the standard notification list maintained by the County of Riverside as well as those requesting notification (see following pages). The NOA was mailed to adjacent property owners within 300 feet of the proposed Project and was posted to the Press Enterprise Newspaper Group. The NOA and Notice of Completion (NOC) were sent to the State Clearinghouse for distribution to State agencies on March 23, 2018 (see following pages). The Rio Vista Draft EIR was submitted to the State Clearinghouse for distribution to State Agencies and was distributed via Certified Mail to all agencies who requested a copy of the Draft EIR during the NOP process.

AB 52 Notifications

As part of the AB 52 process, the County of Riverside conducted separate noticing for AB 52 as specified in the Draft EIR. As such, evidence of AB 52 notification is not included in Final EIR.

Final EIR Notification and Circulation

Responses to comment letters received during the Draft EIR Public Circulation period of March 23, 2018 to May 7, 2018 were included in Section 2.0 of the Final EIR. The Final EIR was circulated to all agencies that commented on the Draft EIR 10-days prior to certification of the Final EIR.

County of Riverside Draft EIR Notification List

ATTN James O Wallace
Agricultural Commissioner's Office,
Riverside County
Mail Stop 1250

ATTN Maryann Casaday
AT&T
3939 E Coronado 2nd Floor
Anaheim CA 92807

ATTN Larry Lapré
Audobon Society,
San Bernardino Valley
PO Box 10973
San Bernardino CA 92423-0973

5th Supervisor District
Supervisor Marion Ashley
4080 Lemon St., 5th Floor
Riverside, CA 92501

ATTN Borre Winkel
Building Industry Association
3891 11th Street
Riverside CA 92501-2973

Bureau of Land Management
US Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley CA 92553

California State
Dept of Parks and Recreation
1416 9th Street, Room 1435
PO Box 942896
Sacramento CA 95814

ATTN Nadell Gayou
California State Water Resources
Control Board
1001 I Street
Sacramento CA 95814-2828

ATTN Nate Picket
Caltrans District 8
464 W 4th Street, 6th Floor (MS 728)
San Bernardino CA 92401-1400

City of Perris
101 North D Street
Perris CA 92570-1917

ATTN James East Daniels,
Community Svc Director
City of Norco
2870 Clark Avenue
Norco CA 92860

ATTN Timothy Hults,
Community Develop Director
City of San Jacinto
PO Box 488
San Jacinto CA 92581

Community Services District 93
13671 Frederick Avenue
Edgemont CA 92508

Centralized Correspondence
Southern California Gas Company
PO Box 3150
San Dimas CA 91773

Cultural Resources Committee
Pechanga Band of Luiseno Mission
Indians - Atten: Ebru Ozdil, Planning
Specialist
PO Box 2183
Temecula CA 92593

Eastern Information Center
Dept of Anthropology
1334 Watkins Hall
University of California Riverside
Riverside CA 92521-0418

ATTN Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Road
PO Box 8300
Perris CA 92570

Edgemont Community Services District
PO Box 2024
Riverside CA 92506

ATTN Dan Silver
Endangered Habitats League
8424-A Santa Monica Blvd
Suite 592
Los Angeles CA 90069-4267

ATTN Robert E Perkins
Farm Bureau, Riverside County
21160 Box Springs Road, Suite 102
Moreno Valley CA 92557

Mark Macarro, Chairperson Pechanga
Band of Mission Indians PO Box 1477
Temecula CA 92593

ATTN Kaye Hampton
Friends of Nuevo Community Council
PO Box 847
Nuevo CA 92567

Friends of the Northern San Jacinto
Valley
PO Box 9097
Moreno Valley CA 92552-9097

Moreno Valley Parks & Recreation
14177 Frederick Street
Moreno Valley CA 92506

Moreno Valley Unified School District
25634 Alessandro Blvd
Moreno Valley CA 92553-4916

ATTN Robert Martin
Morongo Band of Mission Indians
11581 Potrero Road
Banning CA 92220-8946

Mt San Jacinto Community College
28237 La Piedra Road
Menifee CA 92584-8947

Nuview Union School District
29780 Lakeview Avenue
Nuevo CA 92567-9706

ATTN Emmanuelle Reynolds
Perris Union High School District
155 East 4th Street
Perris CA 92570-2124

Pigeon Pass Homeowner's Association
11375 Pigeon Pass Road
Moreno Valley CA 92388

Planning Department
City of Hemet
445 East Florida Avenue
Hemet CA 92543

Anthony Largo, Env Coordinator
Ramona Band of Mission Indians
3940 Cary Road
PO Box 391670
Anza CA 92539

AIS Coordinator
Riverside District, US Post Office
4150 Chicago Avenue
Riverside CA 92507-9998

ATTN Michael McCoy
Riverside Transit Agency
1825 3rd Street
PO Box 59968
Riverside CA 92517-1968

San Jacinto Ranger Station
US Forest Service
54270 Pinecrest
PO Box 518
Idyllwild CA 92549

San Jacinto Unified School District
2045 S San Jacinto Avenue
San Jacinto CA 92583-5626

Santa Rosa
Band of Cahuilla Mission Indians
325 N Western Street
Hemet CA 92543

ATTN George B Hague
Sierra Club
26711 Ironwood Avenue
Moreno Valley CA 92555

Charlene Ryan, Cultural Program
Director
Soboba Band of Luiseno Indians
PO Box 487
San Jacinto CA 92581

ATTN Robert Salgado Sr
Soboba Casino
23904 Soboba Road
PO Box 487
San Jacinto CA 92581

ATTN Eric H Roth, Manager
Southern California Assoc of
Governments
818 W 7th Street 12th Floor
Los Angeles CA 90017-3407

Southern California Edison
2244 Walnut Grove Ave, Room 312
PO Box 600
Rosemead CA 91770

State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento CA 95814

Val Verde Unified School District
975 W Morgan Street
Perris CA 92571-3103

Western Municipal Water District 14205
Meridian Parkway
Riverside CA 92518

Britt Wilson, Cultural Resources
Coordinator
Morongo Band of Mission Indians
245 N Murray Street Suite C
Banning CA 92220

South Coast Air Quality Management
District
CEQA Review Section
21865 E Copley Drive
Diamond Bar CA 91765-4182

Metropolitan Water District of Southern
California
ATTN Harry Bannerman
700 North Alameda Street
Los Angeles CA 90012-2944

Department of Conservation
801 K Street, MS 13-71
Sacramento CA 95814-3500

US Army Corps of Engineers
Los Angeles District - Regulatory Branch
915 Wilshire Blvd
Los Angeles CA 90017

City of Riverside Public Library -
Main Library
ATTN Reference Librarian
3581 Mission Inn Avenue
Riverside CA 92501

Regional Water Quality Control Board
Santa Ana Region, CEQA Review
3737 Main Street, Suite 500
Riverside CA 92501-3348

CDFW - San Jacinto Wildlife Area
17050 Davis Road
Lakeview CA 92567

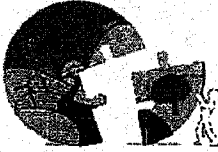
Verizon
83-793 Dr Carreon Blvd
Indio CA 92201

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento CA 95814-4801

Nuevo Water Company
30427 11th Street
Nuevo CA 92567-9528

Nuview Library
29990 Lakeview Avenue
Nuevo CA 92565

Notice of Preparation



Steve Weiss AICP
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Agency Notice of Preparation of a Draft Environmental Impact Report

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-26160659
05/18/2015 03:26 PM Fee: \$ 0.00
Page 1 of 2

DATE: May 23, 2015

TO: Interested Agency

Received: By: Deputy


PROJECT CASE NO./TITLE: Change of Zone No. 7869; Tentative Parcel Map No. 36664; Tentative Tract Map No. 36665 / Rio Vista

PROJECT LOCATION: The project is located southerly of Nuevo Road and easterly of Duniap Drive within the unincorporated community of Nuevo approximately 1.5 miles east of Interstate 215, and 1.5 miles south of Perris Reservoir.

PROJECT DESCRIPTION: The Rio Vista Project includes 584 single family homes on 92 acres, and 30 acres of commercial development. The Rio Vista Project includes 584 single family residential units with 7.6 acres of parks, a regional trail easement along the Project site's southern boundary, and water quality basin and retention basins. The Project will include commercial retail development on the northwestern corner of the project site. Residential density will average 3.4 dwelling units per gross acres (du/ac). Residential lot sizes range from about 5,000 square feet to 16,955 square feet and average 6,900 square feet. The two main entries to the Project site are from Nuevo Road.

The construction period for the Project will consist of three phases and will last approximately three years, subject to market demand. Construction is estimated to begin in 2017 and be completed in 2021. Phasing will involve the orderly extensions of roadways, public facilities, and infrastructure needed to serve each phase. Phase I will involve the construction of 241 residential units and Phase II will involve constructing 343 units. Phase III will consist of 230,000 square feet of commercial area on Parcel 7.

LEAD AGENCY:
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Deborah Bradford, Project Planner

PROJECT SPONSOR:
Applicant: Nuevo Road Properties, LLC
Address: 4370 La Jolla Village Drive #960
San Diego, CA 92122

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

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-1811

Desert Office - 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7555

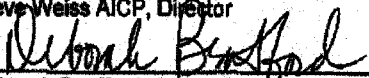
"Planning Our Future... Preserving Our Past"

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.

Attached is a copy of the issues to be included in the draft EIR. If you have any questions please contact Deborah Bradford, Project Planner at (951)955-6646

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss AICP, Director



Deborah Bradford, Project Planner

Notice of Availability



*Charissa Leach, P.E.
Assistant TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

DATE: March 23, 2018

STATE CLEARINGHOUSE NO.: 2016051062

NOTICE OF AVAILABILITY for DRAFT ENVIRONMENTAL IMPACT REPORT NO.: 550

PROJECT NO. AND NAME: Change of Zone No. 7869, Tentative Parcel Map (No. 36664), Tentative Tract Map (No. 36665), EIR No. 550, State Clearinghouse No. 2016051062, Rio Vista

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.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

The 45-day public review period commenced on March 23, 2018 and concludes on May 7, 2018. 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.

Notice of Completion

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 443-0613
For Hand Delivery/Street Address: 1406 Tenth Street, Sacramento, CA 95814

SCH# 2016051062

Project Title: Rio Vista Environmental Impact Report

Lead Agency: County of Riverside Planning Department **Contact Person:** Deborah Bradford

Mailing Address: 4080 Lemon Street, 12th Floor PO Box 1409 **Phone:** 951-855-6848

City: Riverside **Zip:** 92502-1409 **County:** Riverside

Project Location: County: Riverside City/Nearest Community: Lakeview/Nuevo

Cross Streets: Dunlap Drive and Nuevo Road 92571 **Zip Code:** 92571

Longitude/Latitude (degrees, minutes and seconds): 33° 47' 51" N / 117° 10' 57" W **Total Acres:** 244.78

Assessor's Parcel No.: Multiple **Section:** 26,27 **Twp.:** 4S **Range:** 3W **Base:** SAN BER

Within 2 Miles: State Hwy #: None **Waterways:** Tributaries Multiple

Airports: None **Railways:** None **Schools:** Skyview ES, Multiple

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Other: _____

NEPA: NOI EA Draft EIS FONSI

Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation

General Plan Amendment Master Plan Prezone Redevelopment

General Plan Element Planned Unit Development Use Permit Coastal Permit

Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 584 Acres 171.68

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation

Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality

Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater

Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian

Biological Resources Minerals Soil Erosion/Compaction/Grading Growth/Inducement

Coastal Zone Noise Solid Waste Land Use

Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects

Economic/Job Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
(CD:CR), (CD:MDR), (OS:CH), and (OS:W). The Project Site is zoned (R-R).

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

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.

Revised 2010

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 checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 checked="" 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 checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>BLM-U.S. Department of Interior</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

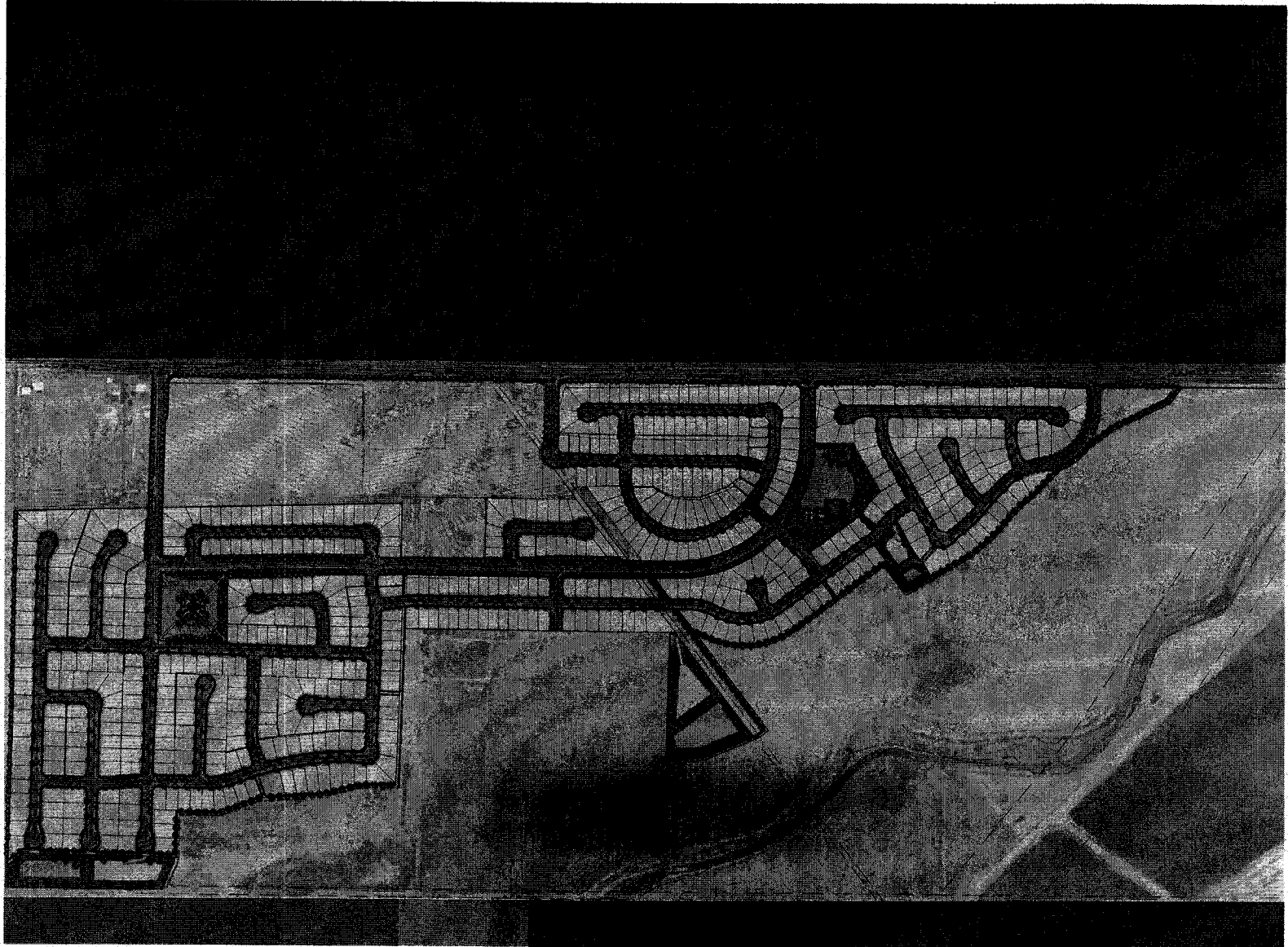
Starting Date March 23, 2018 Ending Date May 7, 2018

Lead Agency (Complete if applicable):

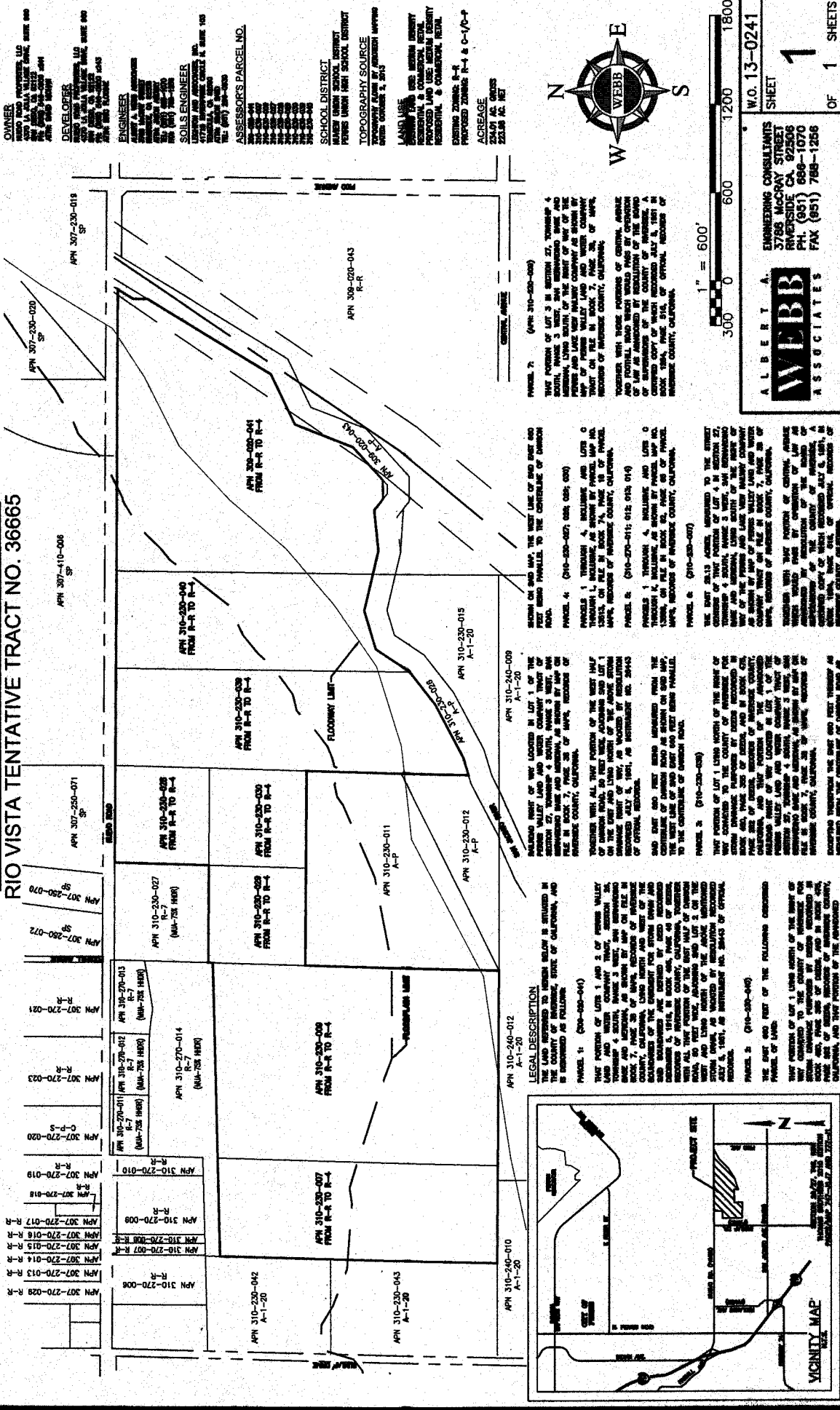
Consulting Firm: <u>MIG</u>	Applicant: <u>Nuevo Road Properties, LLC</u>
Address: <u>1500 Iowa Avenue, Suite # 110</u>	Address: <u>4370 La Jolla Village Drive # 960</u>
City/State/Zip: <u>Riverside, California 92507</u>	City/State/Zip: <u>San Diego, California 92122</u>
Contact: <u>John Kankund</u>	Phone: _____
Phone: <u>951-787-9222</u>	

 Signature of Lead Agency Representative: *Deborah B. Ford* Date: 3/29/18

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



CHANGE OF ZONE No. 07869 RIO VISTA TENTATIVE TRACT NO. 36665



OWNER:
MARIO RAYO INVESTMENTS, LLC
10000 WILSON AVENUE, SUITE 200
SAN DIEGO, CA 92123-4941
TEL: (619) 594-2000 FAX: (619) 594-2001

DEVELOPER:
MARIO RAYO INVESTMENTS, LLC
10000 WILSON AVENUE, SUITE 200
SAN DIEGO, CA 92123-4941
TEL: (619) 594-2000 FAX: (619) 594-2001

ENGINEER:
ALBERT A. WEBB ASSOCIATES
3768 MCCRAY STREET
PARKSIDE CA 92066
PH: (951) 666-1070
FAX: (951) 768-1266

SOILS ENGINEER:
LARRY AND ANNE WOOD, INC.
10700 LA JOLLA VILLAGE ROAD, SUITE 100
SAN DIEGO, CA 92037
TEL: (619) 594-1000

ASSESSOR'S PARCEL NO.:
307-250-010
307-250-011
307-250-012
307-250-013
307-250-014
307-250-015
307-250-016
307-250-017
307-250-018
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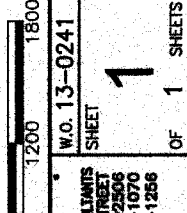
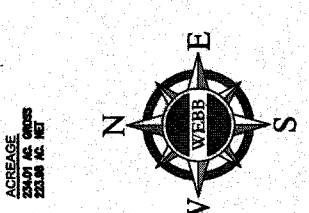
SCHOOL DISTRICT:
MARION UNION SCHOOL DISTRICT
PETERS UNION HIGH SCHOOL DISTRICT

TOPOGRAPHY SOURCE:
UNITED STATES GEOLOGICAL SURVEY
DIGITAL VECTOR DATA

LAND USE:
GENERAL PLAN USE DESIGNATION
PROPOSED LAND USE DESIGNATION
RESIDENTIAL, COMMERCIAL, INDUSTRIAL

EXISTING ZONING: R-4 & C-1-P
PROPOSED ZONING: R-4 & C-1-P

ACREAGE:
24.01 AC. GROSS
22.01 AC. NET



ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3768 MCCRAY STREET
PARKSIDE CA 92066
PH: (951) 666-1070
FAX: (951) 768-1266

W.O. 13-0241
SHEET
1
OF 1 SHEETS

PARCEL 7: (APN 310-230-009)
THE PORTION OF LOT 3 IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, LYING SOUTH OF THE WEST LINE OF THE MARION UNION SCHOOL DISTRICT TRACT AS SHOWN BY THE TRACT ON FILE IN BOOK 7, PAGE 38, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

THESE ARE THESE PORTIONS OF CERTAIN ACRES AND PORTION LAND WHICH WERE PASSED BY CERTAIN AND ASSUMED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARICOPA, CALIFORNIA, AND WHICH WERE RECORDED JULY 15, 1981, IN BOOK 7, PAGE 38, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 4: (APN 310-230-009)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 5: (APN 310-230-009)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 6: (APN 310-230-011)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 1: (APN 310-240-009)
THE PORTION OF LOT 1 LYING SOUTH OF THE WEST LINE OF CHANON ROAD, 50 FEET WIDE, ADJOINING THE WEST HALF OF THE EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 2: (APN 310-240-009)
THE PORTION OF LOT 1 LYING SOUTH OF THE WEST LINE OF CHANON ROAD, 50 FEET WIDE, ADJOINING THE WEST HALF OF THE EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 1: (APN 310-230-009)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 2: (APN 310-230-009)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 3: (APN 310-230-011)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 4: (APN 310-230-012)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 5: (APN 310-230-012)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 6: (APN 310-230-012)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 7: (APN 310-230-012)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 8: (APN 310-230-012)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 9: (APN 310-230-012)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 1: (APN 310-230-014)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 2: (APN 310-230-014)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 3: (APN 310-230-014)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 4: (APN 310-230-014)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 5: (APN 310-230-014)
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PARCEL 7: (APN 310-230-014)
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PARCEL 1: (APN 310-230-017)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 2: (APN 310-230-017)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 3: (APN 310-230-017)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 4: (APN 310-230-017)
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PARCEL 5: (APN 310-230-017)
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PARCEL 7: (APN 310-230-017)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 8: (APN 310-230-017)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 9: (APN 310-230-017)
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PARCEL 1: (APN 310-230-020)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 2: (APN 310-230-020)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 3: (APN 310-230-020)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 4: (APN 310-230-020)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

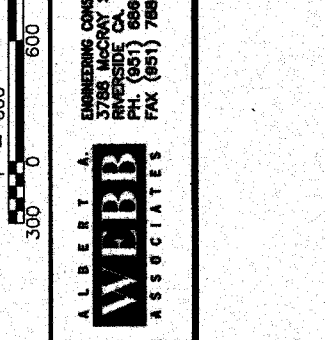
PARCEL 5: (APN 310-230-020)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 6: (APN 310-230-020)
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PARCEL 7: (APN 310-230-020)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 8: (APN 310-230-020)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 9: (APN 310-230-020)
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LEGAL DESCRIPTION:
THE LAND DESCRIBED TO BEHEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 310-230-009)
THE PORTION OF LOTS 1 AND 2 OF PETERS UNION TRACT, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 2: (APN 310-230-009)
THE PORTION OF LOT 1 LYING SOUTH OF THE WEST LINE OF CHANON ROAD, 50 FEET WIDE, ADJOINING THE WEST HALF OF THE EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 3: (APN 310-230-011)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 4: (APN 310-230-012)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 5: (APN 310-230-012)
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PARCEL 6: (APN 310-230-014)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 7: (APN 310-230-014)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 8: (APN 310-230-014)
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PARCEL 9: (APN 310-230-017)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 10: (APN 310-230-017)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 11: (APN 310-230-017)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 12: (APN 310-230-020)
SECTION ON AND MAP, THE WEST LINE OF AND EAST AND WEST BOUNDARIES, TO THE CENTERLINE OF CHANON ROAD.

PARCEL 13: (APN 310-230-020)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.

PARCEL 14: (APN 310-230-020)
SECTION 1, TOWNSHIP 4, RANGE 3 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP NO. 12813, ON FILE IN BOOK 7A, PAGE 18, OF MAPS, RECORDS OF MARICOPA COUNTY, CALIFORNIA.



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 19, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501
legals@pe.com

PH : (951) 368-9225
E-MAIL:

RE: NOTICE OF PUBLIC HEARING: ZC 7869, TPM 36664, TTR 36665

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 23, 2018.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

191

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE PARCEL MAP, TENTATIVE TRACT MAP, AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT IN THE LAKEVIEW/NUEVO AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 4, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Change of Zone No. 7869**, which proposes to change the site's zoning classification of assessor parcel numbers 310-230-007, 009, 028, 029, 030, 039 and 040 and 309-020-041 from Rural Residential to Planned Residential. **Tentative Parcel Map No. 36664** is a Schedule I subdivision of 266 acres into eight parcels with a minimum parcel size of 21 acres and three lettered lots. **Tentative Tract Map No. 36665** is a Schedule A subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and 2 sewer lift stations. This project is located north of San Jacinto Avenue, South of Nuevo Road, East of Dunlap Drive and West of Pico Avenue in the Nuevo Zoning Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and certify **Environmental Impact Report No. 550**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradford@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 19, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 19, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7869

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: December 4, 2018 @ 10:30 a.m.

SIGNATURE: *Karen Barton* DATE: November 19, 2018
Karen Barton

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 19, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

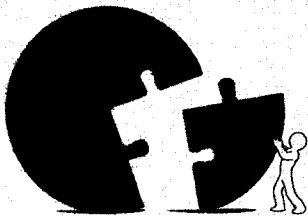
Change of Zone No. 7869

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: December 4, 2018 @ 10:30 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: November 19, 2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: November ~~8, 2018~~ 13, 2018

TO: Clerk of the Board of Supervisors – December 4, 2018 BOS meeting

FROM: Planning Department – Riverside – Deborah Bradford, Project Planner – ext.56646

SUBJECT: CZ 7869, TR36665, and PM36664 certify EIR

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 22, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07869 / TR36665 / PM36664 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

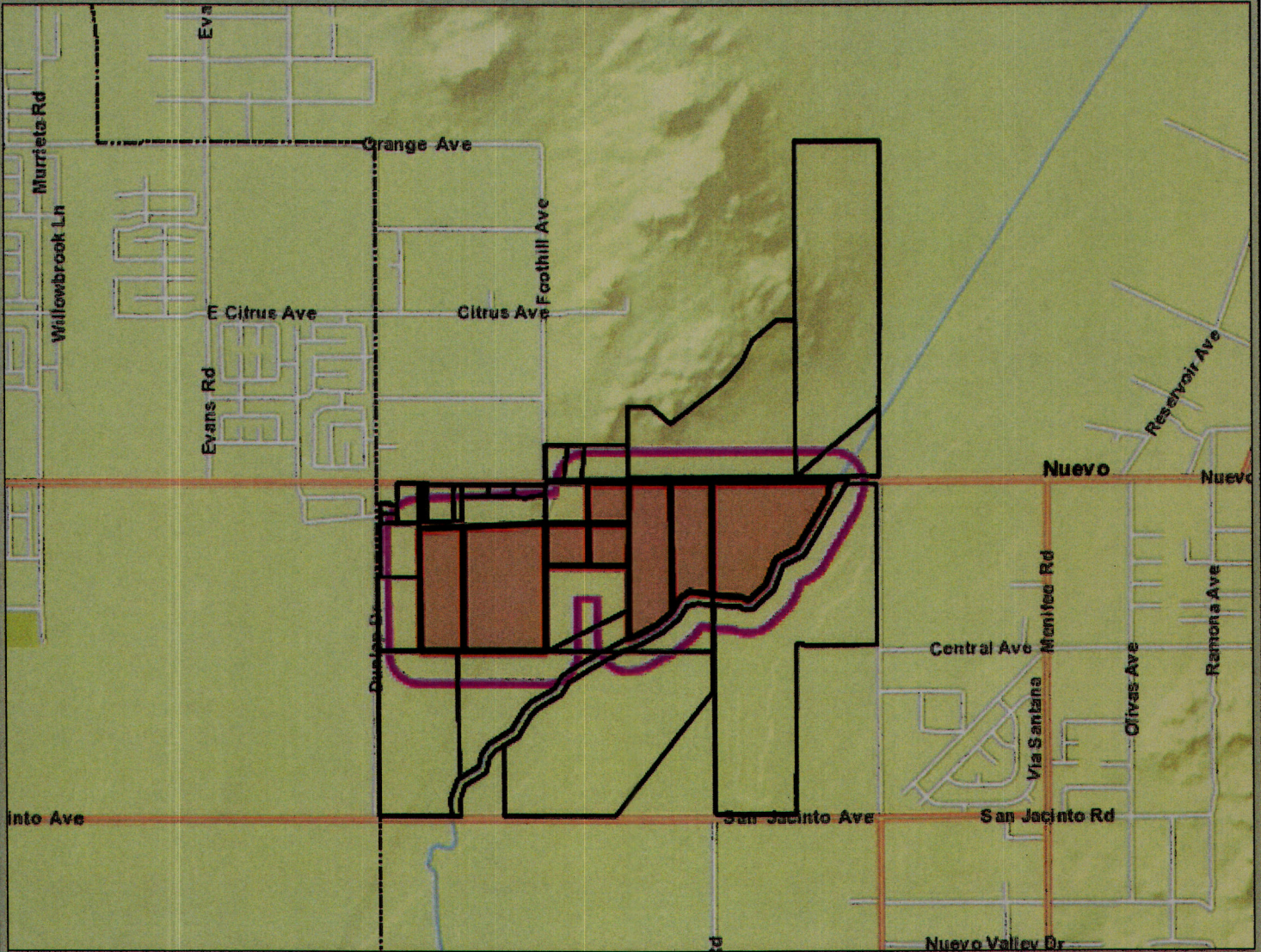
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ07869 TR36665 PM36664 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 8/22/2018 3:46:48 PM

© Riverside County RCIT

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM

(ID # 8254)

MEETING DATE:

Tuesday, December 4, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, TENTATIVE TRACT MAP NO. 36665, ENVIRONMENTAL IMPACT REPORT NO. 550 – Notice to Certify an Environmental Impact Report - Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), and Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R), Mixed Use (MU) and Highest Density Residential (R-7) - REQUEST: Change of Zone No. 7869 proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and 2 sewer lift stations - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270-011, 012, 013, and 014

RECOMMENDED MOTION: That the Board of Supervisors:

CERTIFY Environmental Impact Report No. 550 based on the findings and conclusions incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7869 that changes the zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ADOPT ORDINANCE NO. 348.XXXX amending the zoning in the Nuevo Zoning Area shown on Map No.X.XXXX, Change of Zone No. 7869 attached hereto and incorporated herein by reference; and

APPROVE TENTATIVE TRACT MAP NO. 36665, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

APPROVE TENTATIVE PARCEL MAP NO. 36664, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant's Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

This Project includes the following components: Tentative Parcel Map No. 36664, Tentative Tract Map No. 36665, and Change of Zone No. 7869 (herein identified as the "Project").

Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. Parcel 7, which consists of APN's 310-270-011-014, and 310-230-027 is comprised of approximately 32 acres. Parcel 7 has a land use designation of Mixed Use Area (MUA) and a zoning classification of Mixed Use and Highest Density Residential (R-7). Although, Parcel 7 is included in Parcel Map No. 36664. Parcel 7 is not a part of Tentative Tract Map No. 36665 nor Change of Zone No. 7869. No grading or building permits will be issued as a part of this Map. (See Attachment E.)

Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.68 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and two 2 sewage lift stations (See Attachment F.).

The Tentative Tract Map will result in the ultimate development of the Project site resulting in the construction of a mix of residential dwelling units comprised of single family detached lots distributed across six of the Project's eight Planning Areas. Typically Planning Areas are associated with Specific Plans; however, the EIR refers to these as Planning Areas to be able to describe what occurs in each area during each phase of development, as shown in Figure 1. Planning Area 1 will contain 112 lots with a minimum lot size of 5,000 SF. Planning Area 2 will contain 76 lots with a minimum lot size of 7,000 SF. Planning Area 3 will contain 53 lots with a minimum lot size of 6,000 SF and a 3.5-acre neighborhood park. Planning Area 4 will contain 137 lots with a minimum lot size of 5,000 SF and a 2.8-acre neighborhood park. Planning Area 5 will contain 96 lots with a minimum lot size of 6,000 SF. Planning Area 6 will contain 110 lots with a minimum lot size of 7,000 SF. Planning Area 7 and Planning Area 8 are comprised of approximately 71.2 acres and will be dedicated to the County of Riverside Regional Conservation Authority (RCA) as a MSHCP Conservation Area. The proposed parks in Planning

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Area 3 and 4 will contain passive and active elements such as shade structures, picnic shelters, tot lots, sport courts and walkways. Approximately 19.5 acres of open space within Planning Areas 1, 3, 4, 5, and 6 will remain in their existing state.

Change of Zone No. 7869 proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). (See Attachment G.)

The Project site is located north of San Jacinto Avenue, south of Nuevo Road, east of Dunlap Drive, and west of Pico Avenue.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft EIR was circulated for public review on March 23, 2012. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Agricultural Resources - Impact 4.3.A - Conversion of Farmland to non-agricultural use:

The proposed Project will not result in the conversion of Farmland to non-agriculture use. However, the proposed Project will result in the conversion of land that contains value as an agricultural land resource to a non-agricultural use. Impacts will be significant and unavoidable.

Air Quality- Impact 4.3. A - Exceedance of South Coast Air Quality Management District Daily Thresholds with Mitigation:

The Project's potential to violate air quality standards is described on Draft EIR pages 4.3-1 through 4.3-18. Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds as shown on Draft EIR Table 4.3-8, operational emissions (primarily from mobile/vehicle emissions) for NO_x are not able to be mitigated to a level below emission thresholds. The proposed Project's overall density is 3.4 dwelling units per acre which is in compliance with the General Plan's density of 2-5 dwelling units per acre in the medium density land use designation and given that the generated emissions are from mobile sources from residents' vehicle usage, the emissions are outside of the jurisdiction and control of the Project Applicant and the County. Therefore, impacts remain significant and unavoidable. Because NO_x is a precursor of ozone, the Project will contribute to continued regional health impacts related to excessive ozone exposure. Therefore, air quality impacts related to ozone would be significant and unavoidable.

Air Quality- Impact 4.3. B - Considerable contribution to Cumulative Air Quality Impacts in the South Coast Air Basin:

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Cumulative short-term, construction related emissions from the proposed Project will not contribute considerably to any potential cumulative air quality impacts because short-term emissions will be less than significant with mitigation incorporated. However, the proposed Project will result in significant and unavoidable impacts related to NO_x emissions and thus will contribute considerably to criteria pollutant emissions that the region is in non-attainment. Impacts will be significant and unavoidable.

Eight comment letters were received during the 45-day public review period. There comments were reviewed and detailed responses to each comment was prepared and included in the Final EIR, which was posted on the County website and mail notices to commenters on September 18, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed Project will potentially have a significant effect on the environment related to Agricultural Resources and Air Quality. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval for this Project.

The Planning Commission considered the Project during a regularly scheduled public hearing on October 3, 2018. No one spoke in opposition to the Project. The Planning Commission directed staff to draft conditions of approval to address the time frame of when the two proposed parks will be completed. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the Project to the Board of Supervisors with the incorporation of conditions of approval to address the time frame of the parks completion.

New Conditions

1. 080 - Planning. 17 PRIOR TO THE ISSUANCE OF THE 181st residential building permit within Phase 1 as identified on the TENTATIVE TRACT MAP (Planning Areas 1, 2, and 3), the park designated in Planning Area 3 (Lot 590 on the TENTATIVE TRACT MAP) shall be constructed, accepted by the County and fully operable.
2. 080 - Planning. 18 PRIOR TO THE ISSUANCE OF THE 171st residential building permit within Phase 2 as identified on the TENTATIVE TRACT MAP (Planning Areas 4, 5, and 6), the park designated in Planning Area 4 (Lot 595 on the TENTATIVE TRACT MAP) shall be constructed, accepted by the County and fully operable.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

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ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Memos**
- C. Planning Commission Staff Report**
- D. Final EIR No. 550**
- E. Tentative Parcel Map No. 36664 - Exhibits**
- F. Tentative Tract Map No. 36665 - Exhibits**
- G. Change of Zone - Exhibit**
- H. Ordinance No. 348.XXXX**
- I. EIR Resolution**