

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens • Agency Director

Planning Department

Robert C. Johnson • Planning Director

**Agency Notice of Preparation of a Draft
Environmental Impact Report**

DATE: July 20, 2006

PROJECT CASE NO/TITLE: Specific Plan No. 342, General Plan Amendment GPA No. 720 Change of Zone No. 7055 and a Development Agreement.

PROJECT LOCATION: The project site is located in Riverside County in the unincorporated area of Lakeview/Nuevo between the Cities of Perris and San Jacinto. The project is bisected by the Ramona Expressway, as well as the Metropolitan Water District aqueduct. Most of the project area is south of the Ramona Expressway; however, there is a portion of the project area in the northwest corner which is located north of Ramona Expressway. This northern piece of the project is adjacent to the San Jacinto Wildlife Area. A large portion of the Lakeview Mountains are within the southeastern portion of the project.

PROJECT DESCRIPTION: Specific Plan No. 342 - Specific Plan No. SP342, "The Villages of Lakeview" is a proposed master-planned community comprising of 2,800 acres consisting of approximately of 11,350 dwelling units within 8-10 "villages." Each village will contain a mix of residential and non-residential uses. Proposed land uses include a wide range of residential products, mixed-uses, retail, schools with joint-use parks, public and private amenities, and an array of parks, trails, open space, roads and other infrastructure. Existing infrastructure such as water, sewer, storm drain, roadways will also be expanded and improved as part of the project.

The proposed project includes a Development Agreement, a Change of Zone and General Plan Amendments. Specifically, the project requires Amendments to the General Plan for Land Use, Circulation, and Trails. The project will be required to change various land use designations currently reflected on the RCIP General Plan, and the approval of the project is dependent on this change. The first Land Use Amendment request is a Technical Correction Amendment needed to rectify errors related to mapping which resulted in inaccuracies related to the slopes of the Lakeview Mountains. With the Uses corrected to reflect the intent of the RCIP General Plan, the General Plan Amendment can proceed to the second Land Use Element Amendment request, which is a Foundation Amendment request. The Foundation Amendment request proposes to convert Rural Foundation and Rural Community Foundation to Open Space Foundation and Rural Community Foundation to Community Development Foundation. The third Land Use Element Amendment request is an Agricultural change utilizing the County's 7% conversion allowed under the RCIP General Plan.

The Circulation Element Amendment includes upgrading and downgrading numerous existing and proposed roadways shown on the current circulation element plan for the Lakeview/Nuevo Area Plan.

Currently, the project area does not have any designated Regional Trails. The project proposes a General Plan Amendment to Trails Section of the Lakeview Nuevo Area Circulation Element so that the various trails proposed by the project can be designated as Regional Trails. Generally, the project proposal for the Regional Trail designation would affect the trails proposed within the Metropolitan Water District aqueduct, within the Lakeview Mountains and along the northern boundary of the project near the San Jacinto Wildlife Area. Other trails proposed by the project connecting various components of the project to the existing surroundings are also proposed for Regional Trail status.

The Development Agreement will include items dealing with the provision of public improvements, requirements to dedicate land for parks and open space and development fees. The DA will be processed concurrently with the SP00342 and addressed in the forthcoming project EIR00471.

Tentative Pared Map: The proposed project will include tentative parcel map which will cover the first phase of anticipated development of the Specific Plan. The area covered by the tentative parcel map is expected to generally cover the western third of the Specific Plan area, on both sides of the Ramona Expressway.

The Change of Zone proposes to change the existing zoning classifications of the project site from A-1-10 (Light Agricultural-10 ac minimum), A-2-10 (Heavy Agricultural-10 ac minimum), A-P (Light Agricultural with Poultry), C-P-S (Scenic Highway Commercial), C-R (Rural Commercial), M-SC (Manufacturing-Service Commercial), R-1 (One-Family Dwelling), R-A (Residential Agricultural), R-A-1 (Residential Agricultural - 1 ac minimum), R-A-10 (Residential Agricultural, 10 ac minimum), R-A-21/2 (Residential Agricultural - 21/2 ac minimum), R-R (Rural Residential) to SP (Specific Plan).

LEAD AGENCY:

Riverside County Planning Department
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P.O. Box 1409
Riverside, CA 92502-1409
Attn: Adam Rush, Project Planner

PROJECT SPONSOR:

Applicant: Nuevo Development Corporation
Address: 1156 N. Mountain Avenue
Upland, CA 91785

The Planning Department is required to request specific information as part of the Notice of Preparation process. This law places certain requirements upon water districts and the County as lead agency on EIR projects. Water agencies are required to asses supplies for the proposed development for a 20 year period for the following: "normal year", "single year", "single-dry year", and "multiple-dry years". If the water agency concludes that supplies are insufficient, then plans for future supplies must be provided. Additionally, the County is required to include the water agency assessment in the EIR.

Additionally, pursuant to Riverside County Procedures to Implement the California Environmental Quality Act, notice is given to responsible. and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

Attached is a copy of the issues to be included in the draft EIR. It you have any questions please contact Adam Rush, Project Planner at (951) 955-9076.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Robert C. Johnson, Planning Director

Adam Rush, Project Planner

