

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

3068



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 21, 2005

SUBJECT: CHANGE OF ZONE NO. 6896 / TENTATIVE TRACT MAP NO. 30915 - EA38958
- Applicant: Nuevo Development LLC - Engineer / Representative: Dave Jeffers Consulting, Inc. - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview / Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) and Rural: Rural Mountainous: (R-RM) (10 Acre Minimum) - Location: Southerly of Nuevo Road, easterly of Sky Drive and southerly of Central Avenue - 242 Gross Acres - Zoning: Residential Agricultural-One Acre Minimum (R-A-1), Residential Agricultural (R-A), and Residential Agricultural-10 Acre Minimum (R-A-10) - REQUEST: Change of zone from Residential Agricultural (R-A), Residential Agricultural-1 Acre Minimum (R-A-1), and Residential Agricultural-10 Acre Minimum (R-A-10) to One Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5). Schedule A subdivision of 242 acres into 316 residential lots, 1 water tank, 2 pocket parks, 5 landscape lots, park/detention basin and 6 open space lots.

CONTROVERSIAL ISSUES: Density, trails, flood control, erosion, streetlights, reduction in lot size, air pollution, and elimination of rural life.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-2 (Commissioners Roth and Petty opposed) RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38958**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson
Planning Director

RCJ:ar

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/24/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6896 / TENTATIVE TRACT MAP NO. 30915

September 21, 2005

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6896**, from Residential Agricultural (R-A), Residential Agricultural-1 Acre Minimum (R-A-1), and Residential Agricultural-10 Acre Minimum (R-A-10) to One Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5), in accordance with Exhibit 3, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 30915**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

Copies of Letters Supporting TTM 30915

TO: Riverside County Board of Supervisors
FROM: Crystal Springs Project Outreach Team
DATE: November 8, 2005
RE: Crystal Springs Ranch: Copies of Letters Supporting TTM 30915

Within this packet you will find letters supporting the Crystal Springs project and contact information of various community leaders and property owners who were initially informed about the proposal.

****Please note: in the past 6+ months additional community members and organizations have been contacted by Darryl and Dan Stephenson.**

Please contact Darryl Stephenson at (951) 696-6900 or Amber Wiens at (951) 371-5190 with any questions.

Executive Summary

- ♦ Database attached is comprised of community members who were initially contacted regarding the application.

Regularly reached out to the following community leaders and organizations:

1. Kevin Osmun, Nuevo property owner/Geologist (951) 653-1760
2. Bruce Dennis, Nuevo Business Owner/property owner /School Board Member
21181 Macarthur Drive Nuevo, CA 92567 /Postman/Nuview School Board
Member (951) 839-0081
3. Mike Foley, Nuevo property Owner/former VP of Friends of Nuevo 31431
Contour Ave Nuevo, CA 92567 (951) 928-1802
4. Chuck Ross, Lakeview property owner (951) 288-7657
5. John Lauda, Property Owners 31382 Electric Ave Nuevo, CA 92567
6. Debbie Lauda, Property Owners 31382 Electric Ave Nuevo, CA 92567
7. Dr. Jay Hoffman, Nuview Union School District

Community outreach meetings:

1. March 3, 2005: Held meeting with interested Nuevo community leaders.
2. March 10, 2005: Had a telephone conversation with Mike Foley to answer questions and assist in dispelling myths circulating within the community.
3. March 22, 2005: Met with Nuevo Community Leaders, colleagues and Dr. Jay Hoffman from Nuview Union School District to discuss Crystal Springs proposal.
4. March 23, 2005: Concerned Citizens meeting. Rancon began efforts to work with the Concerned Citizens on their regional growth concerns.
5. April 5, 2005: Met with John Lauda, Mike Foley and Kevin Osmun.
6. May 25, 2005: Dinner with Community leaders to discuss progress.

General Community Contact List for Crystal Springs

First	Last	Address	City	State	Zip	Phone	Fax	Alternate Number	E-Mail	Remarks
Paul	Bahan	call back		CA						
Tim	Barone	31257 Orange Ave	Newo	CA	92567	951-928-2246			tim_barone@yahoo.com	Chicken Ranch property owner 31/65 acres
Jim	Barber			CA					timbart11@netzero.net	Edison Employee
Berry	Buch	PO Box 705	Newo	CA	92567	951-928-5540	(951) 657-6106	(951) 260-1066	kinderbuch@yahoo.com	Builder
Carion	Canton	31397 Janis Ln	Newo	CA	92567	(951) 928-0145				School Board-Peris
Ann	Capland	Roseary	Newo	CA	92567	951-928-0629	(951) 571-4444	(951) 288-5999	copaquahorse@msn.com	Real Estate Former Farmer
Jenny	Dierly	24221 Alessandro Blvd., Moreno Valley	Newo	CA	92567	951-928-9098			jdierly@vsnlauer.com	owner carnell rock ranch
Bruce	Dennis	21181 MacArthur Drive	Newo	CA	92567	951-928-0513		(909) 839-0081	brdennis1@msn.com	Real Estate
Gerald	Dorathan	PO Box 1330	Newo	CA	92567	951-928-9783				School Board
Wade	Dorathan	30285 13th St	Newo	CA	92567	951-928-1404				Builder
Simon	Dierocel			CA						property owner 413 acres will write a letter in support
Eric & Julie	Edgergel	28151 Mount Diablo Rd	Newo	CA	92567	951-928-1146			kevellogary@cox.net	Neighbor mail on door to door
Kevin	Fogarty	31431 Centour Avenue	Newo	CA	92567	951-928-1882	(951) 239-6267	(951) 296-5558	mpleley@msn.com-----mpley@ppema	property owner 31/65 acres
John	Foran	28151 Nuevo Rd Suite B3	Newo	CA	92567	951-928-3022			mpghbons@aol.com	Pizza Restaurant
Bob	Gibbons	29308 Avenida Valencia	Hemeland	CA	92548	951-928-9765	(951) 928-5775	(951) 313-2416		Community Activist-HVCP
Don	Harvard	23616 Lakeview Ave	Newo	CA	92567	951-928-1218			jdellman@nwlwv.k12.ca.us	Store Owner
Jay	Hedman	28790 Lakeview Ave	Newo	CA	92567	951-928-0096	951-928-0334			District Office-Superintendent
Ed	Holand	Wings number	Newo	CA	92567	951-928-4230			mark@kdcamp-ent.com	Rancher
Mark	Hovason	22760 Ramona Ave	Newo	CA	92567	951-928-2533	509-562-8867	951-940-1062		Developer
Jim	Jones	2742 Cicba Ave	Newo	CA	92567	951-928-2564		714-305-5815		Newo property owner
Lynn & Shirley	Lamy	31382 Electric Ave	Newo	CA	92567	951-928-2505	(951) 928-6226	(951) 259-9659	lynnl@earthlink.net	Newo Property owner
APN	LIST			CA						Land Owner
Chris	Martinez	1301 West 130th St	Gardina	CA	90247	562-418-5740	(562) 467-9935	(562) 462-6557		Land Owner-Developer
Matthew	Mate	445 South D Street	Peris	CA	92570	951-928-1251	(951) 657-2406	(951) 830-6584		Land Owner-Farmer
Jonathan	Mede			CA						Land Owner-Farmer
Leon	Mede			CA						Office-Innovators
Jerry	Norman	28565 Archibuck Dr.	Newo	CA	92567	951-928-1846				Geologist
Kevin	Omann			CA					mkomann@adphila.net	Newo property owner
Sandy & Joe	Pajulao			CA					jocan@arcwyo.com	Neighbor mail on door to door
Armand	Patel	30480 12th St	Newo	CA	92567	951-928-1656				Developer
Roger	Phillips	310 Avenida F	Ridondo Beach	CA	90277	310-376-2225	(310) 376-6322	(310) 721-2896	rphillips@realistatadobsonjules.com	Neighbor mail on door to door
Bob	Plester	30160 12th Street	Newo	CA	92567	951-928-9317		(951) 928-1822	nwc@pe.net	Developer
Ed	Plester	30160 12th St	Newo	CA	92567	951-928-9603				Land Owner-Farmer
Ed	Prison	868-204-9679		CA						Water Company
Chuck	Ross	33455 Ramona Express	Newo	CA	92567	951-288-7657		951-288-7657		Land Owners
Henk	Schleinberg			CA					hankschleinberg@hotmail.com	Ultra Light Guy-Land Owners
Karen & Abdul	Sheek	30442 Nuevo Rd	Newo	CA	92567	951-928-2502				property owner 31/65 acres
Bob	Simpson	20159 Hansen Ave	Newo	CA	92567	951-928-0752			rsimpson@earthlink.net	Neighbor mail on door to door
Brian	Smith			CA					bws454@men.com	Land Owner-Farmer
Brian	Smith			CA						Land Owner-Farmer
Darrel & Jan	Smith			CA						Land Owner-Farmer
Mark	Smith			CA						property owner 413 acres
Michael	Smith			CA						Builder
Chuck	Talbot			CA					m.talbot@gte.net	School Teacher
Bernie	Taux			CA						Investment-Rental Homes
Thomas	Thomas	28960 Lakeview Ave	Newo	CA	92567	951-928-1604	(951) 928-0930	(951) 834-5694	bthomas@verizon.net	Neighbor mail on door to door
Bill	Upton	PO Box 138	Newo	CA	92567	951-928-2525			dtthomas@earthlink.net	Neighbor mail on door to door
Billy	Wood	30421 Nuevo Rd	Newo	CA	92567	951-928-3421				
Gene	Wood			CA						
Gene	Scott			CA					951-928-0628	

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, CA 92501

March 25, 2005

Dear Board of Supervisors,

I am a firm believer in property rights. I believe that if you own property, you have the right to do with it what you please – as long as it is within the guidelines set forth by the governing bodies that dictate growth for that particular region.

I have met with the project representatives for the Crystal Springs Ranch Project and this project abides by the guidelines you set forth in the Riverside County General plan and newly adopted RCIP.

I speak for my friends and family when I express my support for those documents you so diligently created. I also speak for them when I express my support for the Crystal Springs Ranch project.

As you are very aware, our community - as are many others – is facing a transportation strain. We are in dire need of new roads and improvement to our existing road infrastructure.

The development will bring money to help pay for local and regional transportation improvements. The project will pave a large section on Central Avenue that will improve circulation and general access conditions and also construct half mile of Nuevo Road right-of-way expansion without destroying trees and front yards on the north side.

Our community is in desperate need of transportation improvements and unless we allow development to occur in our community, there is no way our town can pay for these needed amenities.

Support development....support the Crystal Springs Ranch Development!

Sincerely,

 3/22/05

Chuck Ross
33455 Ramona Expressway
Lakeview/Nuevo, CA 92567

The Lauda Family

TO: Riverside County Board of Supervisors	FROM: John Lauda
County Administrative Center	October 17, 2005
4080 Lemon Street - 5th Floor	31382 Electric Ave
Riverside, California 92501	Nuevo, CA 92567

Riverside County Supervisors and Staff:

Why must the Friends of Nuevo group always protest development projects that will benefit our community? This group claims they know what the needs of the community are, but they don't. What the Lakeview/Nuevo community is in dire need of the Friends of Nuevo is always against.

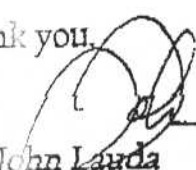
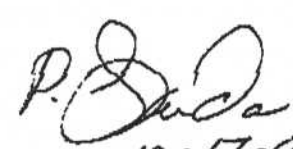
Our community is in need of developments that will bring community parks so our children have a place to play, and help with road and school improvements as well as flood control improvements. Development helps communities pay for these amenities.

An example of a development project that can provide those things to our community is the Crystal Springs Ranch. I have attended several community meetings with representatives from Crystal Springs Ranch to learn more about the project and was delighted to hear about the benefits it will bring to our community.

I register mine and my family's full support for this project, and others like it proposed in our community.

Thank you.

Mr. John Lauda

10-17-05

Riverside County Board of Supervisors

April 4, 2005

RE: Crystal Springs Ranch TTM 30915

Dear Supervisor Buster,

I'm writing today in support of a new development project – Crystal Springs Ranch in the unincorporated area of Nuevo.

Some members of our community have been spreading mis-information about this and other projects. I was a member of the Friends of Nuevo Community Council even a committee member but have washed my hands of that and other community groups (Concerned Citizens) because of their mis-information and inflammatory rhetoric they use to malign these projects.

Some of the mis-information being spread by these groups has to do with density, huge retaining walls surrounding these developments, increased traffic and lack of horse trails.

I was happy to begin attending community meetings with the project team for TTM 30915 to learn more about this proposed project for the Lakeview/Nuevo community. We discussed the environmental constraints that make it necessary to have density transfers – and their plans clearly show that there will be no 8 foot high retaining walls around the project like I had heard.

I was also relieved to learn that the developers of this project respected our local values. They showed us that the project that is going to preserve 76 acres of MSHCP natural open space, and an additional 17 acres within the development as permanent natural open space. The project will also include 1.5 miles of horse trails, protecting the rural character that makes Lakeview/Nuevo so unique.

The project is going to help finance community improvements that benefit all residents, like parks, schools and new roads. Crystal Springs Ranch is a development that will blend into our community, which is why I support it and encourage other residents to do so as well.

Projects like these will help our community realize its full potential and eliminate the tag of "Rural Sprawl" that has been so aptly applied to the Lakeview/Nuevo area.

Thank you,



Kevin Osmun
29555 Archibuck Dr.
Nuevo CA

Copies sent to each of 76 5 Sups.

From the Desk of Bruce Dennis

Nuview School Board Member

October 11, 2005

Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, California 92501

Board of Supervisors:

The Lakeview/Nuevo community has the greatest potential for economic growth in Riverside County and plays an integral role in the economic expansion along the I-215 Corridor, driving one of the fastest growing regions in the Country.

Lakeview/Nuevo property and business owners are uniquely positioned to benefit from the economic opportunities that will come as the area strides to reach its full potential.

Crystal Springs Ranch is consistent with the vision and plan for this area as recently set forth in the adopted Riverside County Integrated Project (RCIP). The average lot size ranges from a minimum lot size of 10,000 sq. ft. – up to 32,036 sq. ft. and with a density of two units to the acre, the project is well within allowable designation for the site.

Generating millions of dollars in TUMF fees, school fees, park and road fees, Crystal Springs Ranch will help fund badly needed regional and arterial highway improvements in Riverside County. It will also pay for local road improvements on Central Avenue and Nuevo Road to help improve circulation.

The project also brings a variety of much needed community-wide recreational amenities to meet the needs of existing and future Lakeview/Nuevo families. The 5 acre public park will include ball fields and soccer fields, with large useable turf areas. The project also includes a variety of multi-use and community horse trails, 4 pocket parks, paseos and natural preserved open-space.

Improved horse trails are proposed surrounding the entire project and tie into the multi-purpose community trail system proposed within the project site. Over 17 acres of open space and greenbelts running through the plan connect the parks and trails, creating a true sense of a larger community.

Crystal Springs Ranch not only meets, but exceeds the Board of Supervisors County Wide Design Standards and Guidelines and in doing so, sets a new standard for the area.

As a Nuevo resident, local property owner and a supporter of managed growth, I ask for your full consideration towards approval of Crystal Springs Ranch.

Thank you,



Bruce Dennis

Nuevo School Board Member