

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

909B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 5, 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 314 residential lots, 1 water tank, 4 pocket parks, 5 landscape lots, 1 park/detention basin, 2 debris basins and 6 open space lots.

BACKGROUND:

The Project was previously heard at the November 15, 2005 Board of Supervisor's Public Hearing and was continued due to additional community concern and to allow County staff to modify conditions of approval per the applicant's request.

A new BOS package has been submitted to provide the "decision makers" updated conditions of approval and minor modifications to the Tentative Map.

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

David Mares for
Robert C. Johnson
Planning Director

RCJ:ar

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
David Mares
DATE 12/15/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.1

The Honorable Board of Supervisors

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

December 5, 2005

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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,

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.



P.O. Box 647
Nuevo, CA 92567
www.foncc.net
info@foncc.net

December 12, 2005

Supervisor Ashley,

During a regularly scheduled General Meeting in March of 2005, a motion was passed to write you a letter concerning the membership's position on the Crystal Springs development proposed for Nuevo. The Board of Directors decided to wait to write the letter to allow the new owners of the property and the group known as Concerned Citizens LNJF to negotiate a satisfactory agreement. Many issues have been resolved to the credit of both sides but the major issue still stands unresolved.

The members of Friends of Nuevo Community Council wanted you to know that they are not in favor of the project as proposed and approved by the Planning Commission. They are opposed to the land use density change from R-A, R-A-1, and R-A-10 to R-1 and R-5. In a community survey you requested, the responses indicated that the community preferred to maintain the land use designations as set forth in the Riverside County Integrated Plan approved in 2003.

Basically, the membership of FONCC wants to maintain a minimum lot size of one-half acre in the existing township of Lakeview and Nuevo. This would allow the present residents to continue their current rural community lifestyle. Although there are smaller lots scattered throughout the community, the vision of the RCIP was to provide consistent zoning now and in the future.

We ask you to deny approval to the Crystal Springs project until it is redesigned for one-half acre minimum lots throughout the development.

Respectfully yours,

Debra O'Brien
President
Friends of Nuevo Community Council
P.O. Box 647
Nuevo, CA 92567
951-928-0772

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.1

1:30 p.m. being the time set for Board Discussion on the application of Nuevo Development LLC/Dave Jeffers Consulting, Inc., for adoption of a Mitigated Negative Declaration for Environmental Assessment No. 38958; Change of Zone 6896 to change the zoning 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); and, Tentative Tract 30915 to subdivide 242 acres into 316 residential lots, 1 water tank, 2 pocket parks, 5 landscape lots, park/detention basin and 6 open space lots, located in the Nuevo Zoning Area, Lakeview/Nuevo Area Plan, 5th District, the Chairman called for the matter.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, December 20, 2005 at 1:30 p.m. for Board decision.

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 13, 2005 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 13, 2005
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: Jane Schlemmer Deputy

AGENDA NO.

16.1

xc: Planning, Applicant, COB
for