

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

726 B



FROM: Planning Department
SUBJECT: Lakeview Nuevo Design Guidelines

SUBMITTAL DATE: July 17, 2006

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Lakeview Nuevo Design Guidelines (Attachment A); and
2. Adopt a Notice of Exemption (Attachment B).

PROJECT DESCRIPTION:

The Lakeview Nuevo Design Guidelines have been developed at the initiative of Riverside County and are intended to be applicable to the Lakeview Nuevo Area Plan. These guidelines will affect all land use and zoning designations within the area boundary

The Lakeview Nuevo Area Plan encompasses three unique existing communities – Lakeview, Nuevo, and Juniper Flats, which are vital component of Riverside County's urban environment. The General Plan anticipates a combination of urban, rural and equestrian land uses for these communities. However, rural and equestrian lands of existing communities are giving way to more urban types of development, through numerous proposals for specific plans and tract maps. The increased rate of development proposals has necessitated development of area plan wide design guidelines to protect and enhance the character of existing rural and equestrian communities.

(Continued on page 2)



 Robert C. Johnson, Director
 Planning Department

REVIEWED BY EXECUTIVE OFFICE
 DATE 7/19/06 *AMJ*

- Consent
- Policy
- Consent
- Policy

FINANCIAL DATA: N/A
CURRENT YEAR COST: \$
NET COUNTY COST: \$

ANNUAL COST: \$
IN CURRENT YEAR BUDGET: \$
BUDGET ADJUSTMENT FY:

SOURCE OF FUNDS:

C.E.O. RECOMMENDATION:

County Executive Officer Signature

Department Recommendation:
 Per Executive Office:

RECEIVED
 COUNTY OF RIVERSIDE
 PLANNING DEPARTMENT
 JUL 19 2006

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BACKGROUND:

The draft Lakeview Nuevo Design Guidelines under consideration today was prepared by planning staff as a result of several actions:

1. The Board of Supervisors directed county staff on October 18, 2005 to develop an implementation program and Community Facilities Phasing and Funding Strategy for the Lakeview Nuevo Area Plan. This effort anticipates -
 - a. Update of the Circulation Element,
 - b. Identification of the community facilities and funding strategies, and
 - c. Preparation of design guidelines to protect the existing communities.
2. Under direction of staff, in consultation with PDS West and the Lakeview Nuevo Community, a draft document for the Lakeview Nuevo Design Guidelines was prepared to guide future development in ways that maintain and enhance the rural and ranch character of the existing communities.
3. The draft design guidelines were presented to the Lakeview Nuevo Municipal Advisory Council (MAC) on March 30, 2006 for review and comment by various community members. Public comments were gathered for a one week time period after this meeting and were integrated into the draft document. Subsequently, the Lakeview Nuevo MAC approved the proposed draft design guidelines as implementing policy on April 20, 2006
4. Planning Staff reviewed the draft design guidelines with the appropriate members of County Development Review Staff at several occasions to solicit comments on the implementation and technical aspects of the guidelines' proposal.
5. The draft Lakeview Nuevo Design Guidelines were discussed during a Planning Commission workshop on May 31, 2006. Public comments were received and integrated as need be in the draft document.

INFORMATIONAL ITEMS:

As of this writing, planning staff has received multiple petitions as well as written and oral correspondence from the public in support or opposition to this proposal. All the petitions and written correspondence are provided to the Board of Supervisors as an attachment (Attachment C).